



FAIRVIEW TOWNSHIP

Comprehensive Plan

2024 UPDATE

Adopted: 01/27/2025

**RESOLUTION 2025-2
ADOPTING THE FAIRVIEW TOWNSHIP COMPREHENSIVE PLAN UPDATE 2025**

WHEREAS, the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as reenacted and amended, empowers Townships of the Second Class to plan their development through provision of comprehensive planning; and

WHEREAS, Fairview Township last adopted a Comprehensive Plan dated June 2010; and

WHEREAS, Fairview Township began the process of updating the Comprehensive Plan in 2023; and

WHEREAS, the process of updating the Comprehensive Plan included: two Community Events; a Community Survey; appointment of a Steering Committee; and Focus Group meetings; and

WHEREAS, the Fairview Township Planning Commission held a Public Meeting, in accordance with the Municipalities Planning Code, Section 302. (a).; and

WHEREAS, the Fairview Township Board of Supervisors held a Public Hearing pursuant to public notice, in accordance with the Municipalities Planning Code, Section 302.(b); and

WHEREAS, the update process has produced a document containing maps, charts, textural matter and other data, titled Comprehensive Plan Update 2025 (Section 302(c)).

NOW, THEREFORE BE IT RESOLVED, by the Board of Supervisors of Fairview Township, in accordance with the Municipalities Planning Code, Section 302(c), that the Comprehensive Plan Update 2025 is hereby adopted for use as the planning document for Fairview Township.

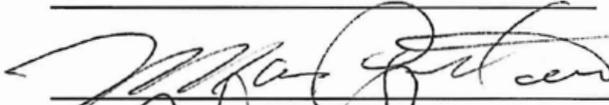
ENACTED, into a Resolution this 27th day of January, 2025

ATTEST:

**FAIRVIEW TOWNSHIP
BOARD OF SUPERVISORS**

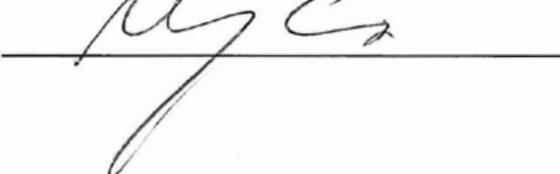


Secretary









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Fairview Township has historically been characterized as a rural community with much of the land base either forested or agriculture with large areas of larger lot single-family residential development. The Township also contains the New Market Village area and the Capitol City airport and adjoining industrial uses.

The character of the Township has changed in recent decades reflecting its location between York and Harrisburg. Substantial suburban residential development has occurred and continues to occur, primarily in the northern part of the Township. Non-residential development, primarily warehousing and logistics but also manufacturing, has occurred in the I-83 corridor, primarily between I-83 and Pleasant View Road.

The Township has worked hard to plan for and address the impacts brought about by development. The Transportation Impact Fees regulations adopted by the Township has allowed transportation infrastructure to keep up with the demands placed on the Township's roads. Similarly, the West Shore School District has grown and repositioned its schools to accommodate the surge in residential development. Emergency service providers have also expanded to serve the increasing needs of residential and non-residential development.

The challenges of maintaining the character of Fairview Township while adapting to the demands of a growing community form the basis of this Comprehensive Plan. This challenge can best be described by three key themes which run throughout the Plan. The themes incorporate recommendations from each of the plan chapters, which are interrelated to address specific areas of concern. An example is the Redevelopment theme, which includes recommendations for housing, economic development, land use, and floodplain mitigation and redevelopment.

The three themes are:

1. MAINTAIN THE DESIGNATED GROWTH AREA AND MONITOR ITS BUILDOUT

In 2010, the Township adopted a Growth Management Plan which included two Primary Designated Growth Areas (DGA). The first is in the northern part of the Township and encompasses existing areas of development including New Market village, the Capitol City airport, and residential areas south of the Turnpike adjacent to Lewisberry Road and Evergreen Road. This DGA also includes the rapidly developing area north of the Turnpike.

The second Designated Growth Area includes residential neighborhoods adjacent to Pleasant View, Fishing Creek, and Valley Road. The second DGA also includes warehouse and industrial development uses in the I-83 corridor.

The Comprehensive Plan has evaluated the buildout potential of the Primary Designated Growth Areas, and the forecasted growth over the next 10 years, and has determined that **expansion of the DGAs is not necessary at this time**. The Comprehensive Plan recommends that the Township monitor development in the DGAs, especially key parcels identified in the Buildout Analysis. The Future Land Use and Designated Growth Area chapter includes a Designated Growth Area Buildout Analysis map and table of larger parcels that are currently assessed as Undeveloped and are within the DGA. As plans for development for these undeveloped parcels are received in the future, the Township should reanalyze how much land is still available for development in the DGA and project when full buildout of the DGA would occur.

2. MANAGE THE IMPACTS OF DEVELOPMENT

Future growth will continue to strain both the infrastructure needed to serve development and the quality of life that Fairview Township is known for. The provision of roads, schools, utilities, and public safety services will all be challenged to keep up with increases in residents, students, and vehicles on the road. The Township's abundant natural resources and agricultural areas will also be pressured by growth demands. Maintaining this balance between directing and managing new growth, and preserving the rural nature of the Township, is key to future land use planning. Almost 57% of the Township's existing land use is classified as either Agriculture or Undeveloped. Similarly, approximately 60% of the Township is zoned RL Rural Living. This comprehensive plan does not propose any expansion of the Designated Growth Area into the undeveloped and rural areas of the Township. Furthermore, the Township is actively planning to develop parks and green spaces within the DGA where open spaces have been dedicated by developers as part of subdivision plan approvals (see Parks and Recreation Chapter).

3. FOCUS EFFORTS ON REDEVELOPMENT

In addition to planning for new development, the Township will also focus efforts on redeveloping areas that are already built. Two specific areas are New Market village and the PA Turnpike and I-83 interchange. The New Market community was first identified in the 2010 Growth Management Plan as an area in need of redevelopment. The Zoning Ordinance was amended to enable development but narrow lots and its location within the floodplain has stymied efforts to implement changes.

The PA Turnpike and I-83 interchange area has historically been developed for hotel development. As these properties have aged and lost value, the need to reevaluate and plan for new land uses in this area has become clear. The Township should prepare and adopt a Specific Plan, similar in nature to the plan for the New Market area. Section 1106, Specific Plans, of the Pennsylvania Municipalities Planning Code, enables municipalities to adopt a plan for any non-residential area of the municipality. The Specific Plan is intended to allow for a comprehensive and cohesive plan of development and redevelopment. The Specific Plan specifies the preferred types of land uses, street layout, provisions for a range of transportation modes and preservation of natural resources, and scheduling of capital improvements.

The Specific Plan can be implemented by a range of regulations including zoning, storm water management, and subdivision and land development. It can also include scheduling of capital improvements tied to development and redevelopment (see Future Land Use/Designated Growth Area Chapter for further discussion of the Turnpike/I-83 Specific Plan).

INTRODUCTION

Residential development in Fairview Township is typical of other suburban municipalities in the York/Harrisburg region. Located nine miles from downtown Harrisburg, and accessible to regional employment centers, almost all the dwelling units built in the Township have been single-family detached units. Population and household formations are forecasted to grow rapidly in the next decade. The Township will be faced with challenges to accommodate this population growth while directing development to planned growth areas. An equally large challenge will be to ensure that all segments of the community can afford to live in the Township, from young families just starting out, to seniors wishing to age in place.

EXISTING CONDITIONS

The York County Housing Study – Needs and Conditions Assessment (2023) identified the following key findings for the County’s housing market:

- York County is growing and diversifying, leading to a tight housing market for residents of all income levels. It is especially challenging for low- and mid-income residents.
- Household incomes have risen in the County but have not kept pace with inflation.
- Homeowners in York County are trending older. In 2010, 57% of homeowners were under age 55 and by 2020 this percentage had dropped to 47%.
- To preserve York County’s agricultural and rural areas, more infill development and denser development will be required in designated growth areas. York County has largely built out the most desirable areas for housing, such as those near job centers. Large, developable parcels in or near designated growth areas have become scarcer.
- York County has a lower rental vacancy rate than the State average, suggesting a need for more rental development.
- Affordable housing options are vital to attract and retain younger workers.
- Assisted living has been identified as a need for seniors and other residents with certain disabilities.
 - Tools to enable renovation and maintenance of older homes are needed.

Fairview Township’s housing stock can be characterized as overwhelmingly owner-occupied single-family detached units that are generally affordable for the average household income in the Township. Almost 95% of the housing units are owner-occupied, and almost 90% of the units are either single-family detached or attached dwellings. Recent U.S Census data indicates that the median value of owner-occupied units is generally higher than neighboring municipalities. According to 2023 figures, a family earning the median family income has 120% of the income necessary to qualify for a conventional loan. This number will most likely decrease in coming years given the rise in home prices and interest rates.

Approximately 29.6% of the existing land use in the Township is in single-family residential use, and an additional 1.1% in mobile-home use. Multi-family development makes up only 0.6% of the Township. An additional 21.6% of the Township is classified as undeveloped, and agriculture comprises 35.2% of the Township.

Approximately 60.4% of the Township is zoned RL-Rural Living. This zoning district permits single-family detached dwellings with a minimum lot size of 40,000 square feet if located on a new street, and 80,000 square feet if located on an existing street.

Another 19.7% are zoned RS-Single Family Residential. This district permits lots with a minimum lot size between 10,000 and 40,000 square feet depending upon the availability of public sewer and water. The maximum allowable density is four dwelling units per acre.

The RMU – Residential Mixed Use, VR – Village Residential, VMU – Village Mixed Use, and CB – Commercial Business all permit some residential development. In total, these zoning districts together make up about 11.6% of the Township’s land base. Most of these areas are fully built out. However, the zoning ordinance does permit redevelopment in most of these districts. These districts permit a range of dwelling types, with maximum permitted densities between six dwelling units per acre in the Residential Mixed Use District, to 16 dwelling units per acre in the Commercial Business District.

DEVELOPMENT ACTIVITY

Building permits issued from 2020-2023 generally reflect historical development activity, with almost all units being single family detached.

- 122 single-family units.
- 3 mobile homes.
- 7 single-family attached.

Included among the recent development activity is the REVI development which converted 100 hotel rooms in the former Sheraton Hotel near the interchange of Interstate 83 and the Pennsylvania Turnpike, into 100 affordable apartments.

Subdivision and Land Development Ordinance (SALDO) applications from 2020 to 2023 experienced a tremendous growth in both the number of units and the mix of dwelling types:

- Green Lane Meadows - 205 single-family detached.
- Sienna - 134 single-family detached, 209 townhouses, 312 apartments - 655 total units.
- Hoffman Townhomes - 95 single-family attached, 5 single-family detached.
- Messiah Lifeways senior living - 16 single-family detached, 134 townhouses, 85 apartments - 235 total units.

Additionally, at the time of drafting the Comprehensive Plan there were three other major housing plans pending application or final approval. In total, these four plans will add 530 units (144 apartments, 188 townhomes, and 198 single-family detached units).

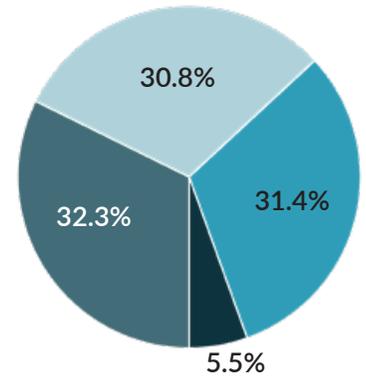
The Township’s population is forecasted to grow rapidly between 2020 and 2040. According to Pennsylvania Department of Population Projections, the population is expected to grow by 2,033 persons between 2020 and 2030, an increase of a little over 11%. The population increase from 2020 to 2040 is projected to be 3,826 persons, or a 21% increase.

Given the average household size of 2.51 persons per household, the Township is expected to add approximately 810 new households between 2020 and 2030, and an additional 714 new households between 2030 and 2040. However, between building permits already issued, subdivision plans that have been submitted, and potential plan applications that are anticipated to be submitted by the beginning of 2025 the Township should greatly exceed the growth forecasted from 2020 to 2030, and even the total growth forecasted from 2020 to 2040.

- Building permits issued between 2020 and 2023 – 132 dwelling units.
- SALDO applications currently before the Township – 1,195 dwelling units.
- Development plans anticipated to be submitted by the beginning of 2025 – 530 dwelling units.
- Total – 1,857 total units.

As noted above, almost all the dwelling units that were issued building permits between 2020 and 2023 were for single-family detached dwelling units. The mix of dwelling types has dramatically changed with the existing and potential development plans. Of the approximately 1,725 units identified on these SALDO plans, the dwelling type mix has greatly diversified.

- Single-family detached – 32.3%.
- Apartments – 30.8%.
- Townhomes – 31.4%.
- Single-family attached – 5.5%.



PUBLIC INPUT

Survey results from Township residents generally emphasize maintaining the existing suburban style development pattern of the Township, with residents mostly opposing larger residential developments. Some residents did support increased housing density in certain areas of the Township.

Some participants at the Public Meeting held on March 27, 2024, stated they would like to see a focus on housing for lower income, transitional, and emergency needs. They also felt a need for a place that can straddle the line between senior living, recognizing the realities of the housing market, and offering young people access to housing. All while recognizing the natural resources and need to protect the climate.

GOALS AND OBJECTIVES

Goal 1:

Responsibly increase housing opportunities in the Township, in anticipation of population growth, with an emphasis on maintaining the natural and cultural beauty of the Township.

Fairview Township’s location between Harrisburg and York has resulted in a tremendous increase in residential demand and housing production for at least the last two decades. That demand is forecasted to continue into the near future.

Historically, almost all the Township’s housing supply has been single-family detached dwellings. The Township is characterized by many desirable residential neighborhoods and an overall rural character. However, this disproportionate supply of single-family detached homes has limited the housing options for many residents and future residents who cannot afford to purchase a home or are unable to locate rental housing options. Specifically, there has been a lack of what has been described as “missing middle housing,” characterized by low-rise, smaller-scale multi-unit housing. This type of housing is the segment of the market between single-family detached dwellings on one end, and large multi-family developments on the other. These units can look similar to, and fit into, blocks that include single-family units.

Another segment of the housing market that will continue to increase as the Baby Boomer generation ages are options for seniors to age in place, or in communities that provide a range of managed and independent housing choices. Accessory dwelling units, or ADUs, are a second, smaller dwelling unit located on the same lot as a single-family dwelling and can provide a more manageable and affordable housing option for seniors or disabled residents.

Balancing the need for new housing options in Fairview Township is the desire to maintain the existing residential character of the Township’s neighborhoods, and limit the amount of residential development, and the environmental impacts caused by this development, in the rural areas of the Township located outside of the Designated Growth Areas.

Objectives:

- Maintain incentives in the RL – Rural Living Zoning District for residential development plan submittals that permanently protect the key natural and man-made features and resources of the site as conservation areas.
- Create zoning and permitting incentives to facilitate affordable housing units for infill development, rehabilitation, and adaptive reuse of non-residential properties, while ensuring compatibility with existing residential neighborhoods.

- Prioritize residential development in mixed-use zoning districts (RMU, VR, and VMU), as well as prioritize housing in any redevelopment in these zoning districts. Similarly, emphasize residential development over commercial and industrial development in undeveloped areas of the Township's Designated Growth Area.
- Continue to encourage residential development with a range of price points, especially single-family units, and townhouses on smaller lots. The Zoning Ordinance permits a range of housing types in the RMU-Residential Mixed Use, VR Village Residential, VMU Village Mixed-Use, and VB Village Business Districts. The RS Single Family Residential zoning district, while only permitting single-family dwellings, does allow a density of up to four units per acre with the use of public sewer and water service.
- Maintain a minimum lot size of two acres for all new development in the RL Rural Living Zone, as well as limit overall residential development in the RL Zone.
- Maintain a maximum density of four units per acre in the RS – Single Family Residential -zoned areas.
- Specify a minimum amount of open space or recreation area in subdivisions of twenty dwelling units or more. Review the fee-in-lieu option if the subdivision is within walking distance, 0.25 miles of an existing Township park.
- Work with Homeowners Associations to create and maintain open space areas within subdivisions that are readily accessible to walkers and bicyclists.
- Increase opportunities for accessory dwelling units in all residential zoning districts. Currently, the zoning ordinance permits accessory apartments only by Special Exception and only in the RMU-Residential Mixed Use and VMU-Village Mixed Use Districts. The regulations for accessory apartments include a minimum structure size of 350 square feet and a maximum of 800 square feet. The zoning ordinance should be clarified to specify that these minimum and maximum structures sizes apply to both apartments within the single-family dwelling, and for apartments in accessory structures.
- Increase opportunities for residents to age in place by evaluating zoning ordinances and building codes to encourage and permit universal design features.
- Review ordinances and amend as needed to support opportunities for congregate living situations for people with special needs.

Goal 2:

Improve the overall quality of the existing housing stock to provide safe and affordable housing options.

Objectives:

- Offer incentives to developers that upgrade existing housing facilities.
- Update property maintenance codes to ensure that the existing housing stock meet minimum public health standards.
- Utilize county and federal grant programs to facilitate housing rehabilitation and maintenance for low to moderate and elderly households.
- Promote participation in the York County Land Bank Authority (YCLBA). The Authority was created to help facilitate the conversion of vacant and/or tax delinquent properties and to bring them back into productive use and onto the tax rolls.

INTRODUCTION

Fairview Township is inherently connected to the Rural Living that characterizes this community. While this description has dominated for generations of landowners, homeowners, and business-owners, both residential and mixed-use development are planned for the near future. With the potential for positive impact on the population and the economy, comes the potential for negative impact on natural and cultural resources. It is important that the Township is prepared to avoid the unintended consequences of growth. Together with preserving the Township's natural character, the long-held priority of historic preservation shall also be upheld.

WATER RESOURCES

Fairview Township includes 945.8 acres of land within the 100-year floodplain and 172.3 additional acres within the 500-year floodplain. The Township's Floodplain Ordinance is based on state DEP and FEMA regulations.

Similarly, according to the National Wetlands Inventory, there are approximately 388.2 acres of National Wetlands delineated within Fairview Township. There may be additional wetlands that were not identified through the NWI delineation process.

Finally, due to Karst geology (limestone) that is beneath Fairview Township, much of the land is prone to sinkholes, often resulting in a flow of groundwater beneath the surface during storms. This is a consideration regarding development, as it may disrupt groundwater flow.

Most of the karst geology is in the northern part of the Township. Section 252-18 of the Township's Stormwater Management Ordinance regulates the development of stormwater management facilities within karst geologic areas.

NATURAL RESOURCES

The County maintains a Natural Heritage Area Inventory (previously named the Natural Areas Inventory). An update is underway and scheduled to be completed in 2026. It will be available as a database only. The recommendations are strictly those of the Pennsylvania Science Office Nature Conservancy and do not necessarily reflect the policies of the State, of the County, or of the townships for which the report was prepared. According to the York County NAI, Fairview Township has two locally significant sites.

- The Susquehanna River is a recreational and scenic resource. Records indicate that the river is home to multiple species categorized as special concern. The river and adjacent forested watersheds comprise one of the major corridors for the movement of biota in central Pennsylvania.
- Whittocks Woods, located on slopes above the Susquehanna River. The site is dominated by sugar maple, ash, tulip poplar, hackberry, and beech. Pawpaw, spicebush, and bladdernut comprise the well-developed shrub layer; blue cohosh and large flowered trillium are the most common species. It is an excellent habitat for both migrating and nesting bird species.

York County also maintains an Environmental Resources Inventory. The following "unique features and areas" are located in Fairview Township, near Yellow Breeches Creek:

- Lisburn Cave formed from limestone conglomerate. A portion of the Cave has many passages called "The Maze."
- Yellow Breeches Caves consist of a limestone fissure and rock shelter.

AGRICULTURAL RESOURCES

Fairview Township has four parcels with agricultural conservation easements (ACEs) for a combined total of 280.71 acres conserved by the Farm and Natural Lands Trust of York County. Conservation areas may exist on portions of residential and nonresidential lots. To be eligible for conservation easement sales under the York County Agricultural Land Preservation Board, the landowner must be enrolled in an Agricultural Security Area (ASA) and have developed water and soil conservation plans. Farm and Natural Lands Trust does not include these requirements for easement sales.

HISTORIC RESOURCES

The following structures are listed on the National Register of Historic Places:

- a) Ashton-Hursh house, 204 Limekiln Road. This is an historic house and outbuilding built in stages between 1764 and 1830. The property was granted from William Penn to Richard Ashton in 1733. The frame outbuilding may date to 1733 and is believed to be York County's oldest occupied structure.
- b) Ethers Bridge, also known as Green Lane Bridge, crosses Yellow Breeches Creek, connecting Fairview and Lower Allen townships. This Pratt truss design uses the same wrought iron construction developed by the Phoenix Bridge Company. Built in 1889, almost one-hundred years later, it was added to the National Register of Historic Places in 1986. The Ethers Bridge was last renovated in 2018.

While not listed on the National Register, the Pratt truss Sheepford Road Bridge is an historic example of unique bridge engineering. It crosses Yellow Breeches Creek, connecting Fairview Township to Lower Allen Township (Cumberland County). Built in 1887, the bridge is famous for its use of Phoenix columns, patented in 1861 by the local Phoenix Bridge Company. The columns are one of the first uses of wrought iron as a replacement for cast iron. Once used widely for bridges and highways, few examples of this construction remain, marking the historic and technological significance of the bridge. The bridge is owned by York County, who was awarded \$1.4 million in funding for its restoration. The funds were issued by the Pennsylvania Department of Transportation (PennDOT), as part of the Transportation Alternatives Set-Aside (TASA) grant program. Renovations, which are set to begin in 2025, will re-create the Sheepford Road Bridge for non-motor vehicle use. When the renovations are complete, ownership of the bridge will be turned over to the West Shore Historical Society (WSHS).

ZONING ORDINANCE RESOURCE PROTECTION REGULATIONS

According to land use assessments provided by the York County Assessment parcel data, Fairview Township encompasses over 10,000 acres (15.6 square miles) designated as Forested Areas. The 1993 Fairview Township Comprehensive Plan established goals pertaining to the development of conservation and preservation policies of woodlands. However, as of the Existing Conditions Report (2010) no policies had been issued. Relatedly, the 1993 Plan recommended review of Subdivision and Land Development Ordinances related to Forested Areas characterized by sloped areas of 15% or more; as of the Existing Conditions Report, this review was not conducted. The Plan went on to recommend prohibition of development on any area with a slope of 25% (or greater), and discouragement of development on sloped areas of 15-24%. No ordinances have been written to date.

"Rural Living" (RL) encompasses approximately 60% of Fairview Township zoning. A substantial number of lots in the RL District are heavily wooded, undeveloped, more than 5 acres in size, and many of these lots are currently landlocked. To minimize the potential impacts brought about by further development of these lots, the Township should determine possible maximum buildout given existing zoning, the impacts on the wooded resources in the Township, and the impacts on Township infrastructure.

The Fairview Township Zoning Ordinance (Article IV, Section 300-16, Part B) requires, “Additional building and design standards for non-forestry/nonagricultural related development activities and uses in the Rural Living Zoning District.” This provides municipal authority to ensure conservation and to protect the “character” of Fairview. To this end, all developers must submit a Natural Resources and Site Inventory detailing the location of the project and any existing natural features and resources (as well as man-made resources and features) within 100 feet of the site. This inventory includes:

A. Existing Protected Areas: Lands subject to conservation easements, state and federal forest and park lands, municipal parks and conservancy properties listed as “existing protected areas” of the most recent version of the Fairview Township Comprehensive Plan.

B. Primary Conservation Areas: Lands containing natural features and areas deemed to be inherently unsuitable for development due to extremely severe environmental constraints including: floodplain, wetlands, streams, and steep slopes equal to or greater than 25% listed as “environmentally sensitive areas” in the most recent version of the Fairview Township Comprehensive Plan.

C. Secondary Conservation Areas: Lands containing natural and man-made features and areas that can be developed but are significant at some level worthy of consideration for conservation including: natural area inventory sites, stream buffers, moderately steep slopes, forested areas, greenways, Yellow Breeches Water Trail, or other important features as depicted in “Appendix 1: Existing Conditions Reports, Map 12: Environmentally Sensitive Areas” of the most recent version of the Fairview Township Comprehensive Plan.

PUBLIC INPUT

The public survey indicates some resistance to development. To the extent that residents are nervous about losing the natural and cultural character of the township, efforts should be made to demonstrate how this will be protected. There should be further efforts toward education and transparency regarding the growth area boundaries and areas recognized as conserved and/or preserved.

In addition, stakeholders mentioned that the Township should consider more proactive removal of invasive species in conjunction with replacement planting using natives. These help the ecosystem, providing a more sustainable long-term environment that is welcoming to diverse species of plants and animals. The Fairview Township Revised Stormwater Management Ordinance (2022-4), states, “Within the Riparian Buffer Easement, vegetative plantings including trees, shrubs and ground cover shall be provided and shall be maintained for stream bank stabilization, soil stability, and habitat for native animal species.” This includes the removal of invasive species and replacement with native species.

Participants at the March 27, 2024, Public Meeting mentioned a need for more native plants and natural areas, as well as the restoration of trees in woodland to feed wildlife and keep them out of living areas.

GOAL AND OBJECTIVES

Goal 1:

Preserve and protect the rural living nature of Fairview Township

Objectives:

- Keep existing Rural Living Zone acreage/ratio of approximately 60% zoned RL. The Rural Living Zoning District is intended to be developed with a limited range of land uses, including agricultural resource lands, natural resource lands, and residential development at densities generally less or equal to one unit per two acres. Most of this area is currently not served nor is planned to be served by public water supply and public sanitary sewage disposal.

- Maintain the minimum 2-acre lot size requirement for any single-family housing built in the RLZ, new or existing streets, respectively. The Department of Environmental Protection's (DEP) regulations for on-lot sewage disposal often mandate lot sizes more than two acres.
- Encourage landowners who qualify to enter the Agriculture Security Areas and the Conservation Easement Programs. The Township should host annual information meetings with the York County Agricultural Land Preservation Board and the Farm and Natural Lands Trust to explain the benefits of the Agricultural Conservation Easement program.

Goal 2:

Continue with, and enhance, preservation requirements for forested and open space areas.

Objectives:

- Retention of lands sloped 15% or more. In preserved areas, prohibit development on land sloped 25% or more. Discourage development on land sloped 15-24%.
- Require erosion and sedimentation control plans for development of land sloped 8% or more.
- Demonstrate and communicate – through updated mapping and promotion - growth area boundaries as distinct from areas that remain for conservation and preservation.

Goal 3:

Protect watersheds within the Township.

Objectives:

- Limit impervious surfaces within new and existing public areas.
- Expand the use of rain gardens and lawn-to-meadow projects.
- Work with developers on stormwater management plans to provide incentives for Best Management Practices (BMPs) such as riparian buffers.

Goal 4:

Form an Environmental Advisory Council to recommend to the Board of Supervisors actions for the protection, conservation, management, promotion, and use of natural resources within the Township.

Objectives:

An Environmental Advisory Council (EAC) is authorized by state law and is group of community residents, appointed by the elected officials, to advise them and other municipal officials about the protection, conservation, management, promotion, and use of natural resources. EAC's have been formed by other communities to inform the elected officials on several community environmental projects such as greenway and trail development, riparian buffer plantings, site plan reviews, and habitat conservation and replanting.

- Recommending a consulting horticulturist to assess Township parks and open space for invasive species. The horticulturist should recommend the best measures to eradicate invasive species and identify areas where native plants could/should be reintroduced. The EAC would then be responsible for the dissemination of the findings and proposing a path forward.
- Consult on projects such as creating an outdoor gathering place on Fairview Township side of the Sheepford Bridge, and/or at the site of the former Mt. Zion Elementary School.
- Work toward a goal of 70% native plants throughout the Township.
- Plan/provide environmental education programming in parks and/or schools.

Goal 5:

Apply for funding through the York County Open Space and Land Preservation Grant Program to protect and preserve the Township's natural areas.

Objectives:

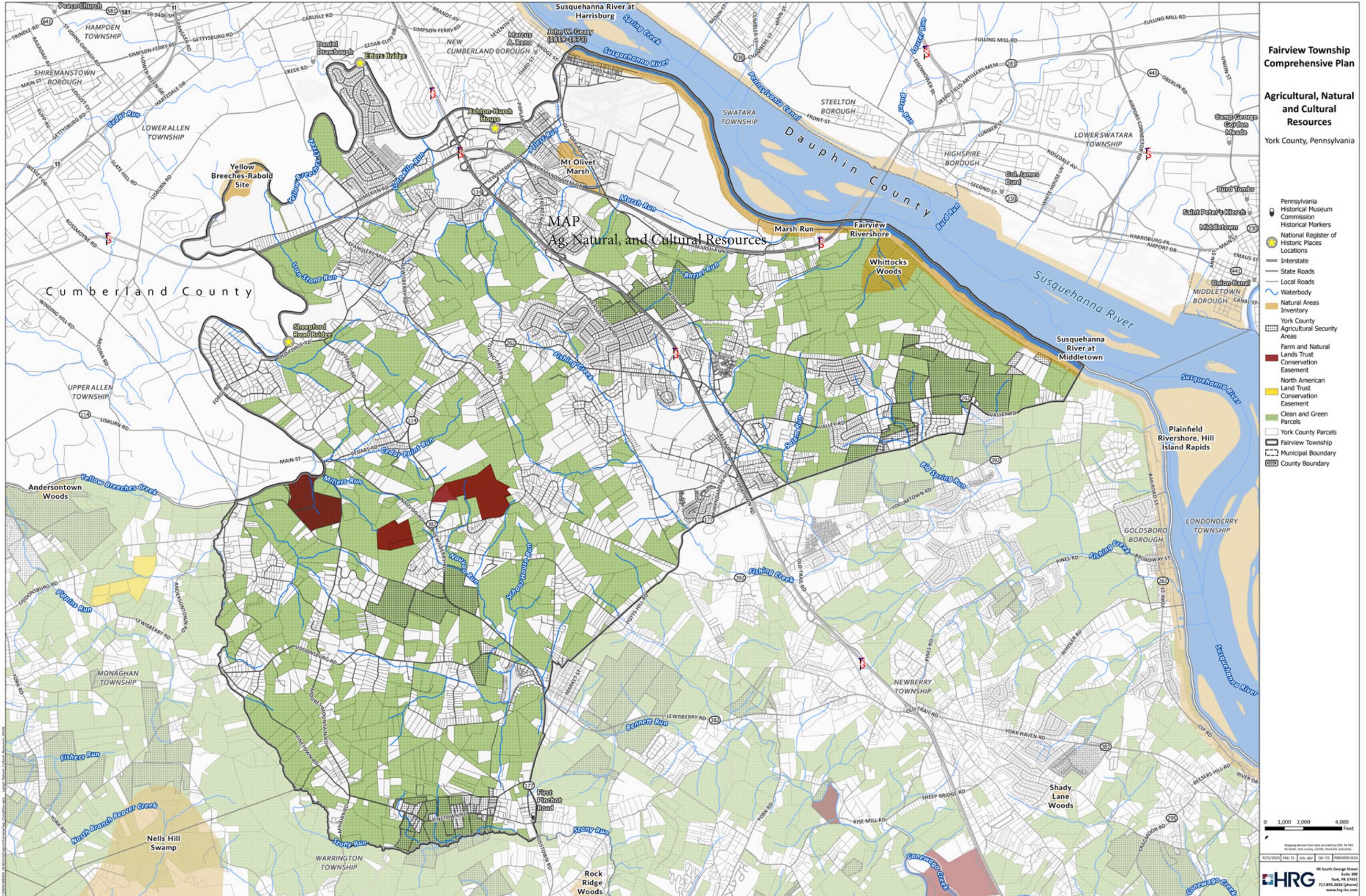
- The Township can use this funding for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, natural areas, community conservation and beautification projects, community and heritage parks and water resource management. Funds may be used to acquire lands for recreational or conservation purposes and land damaged or prone to drainage by storms or flooding.

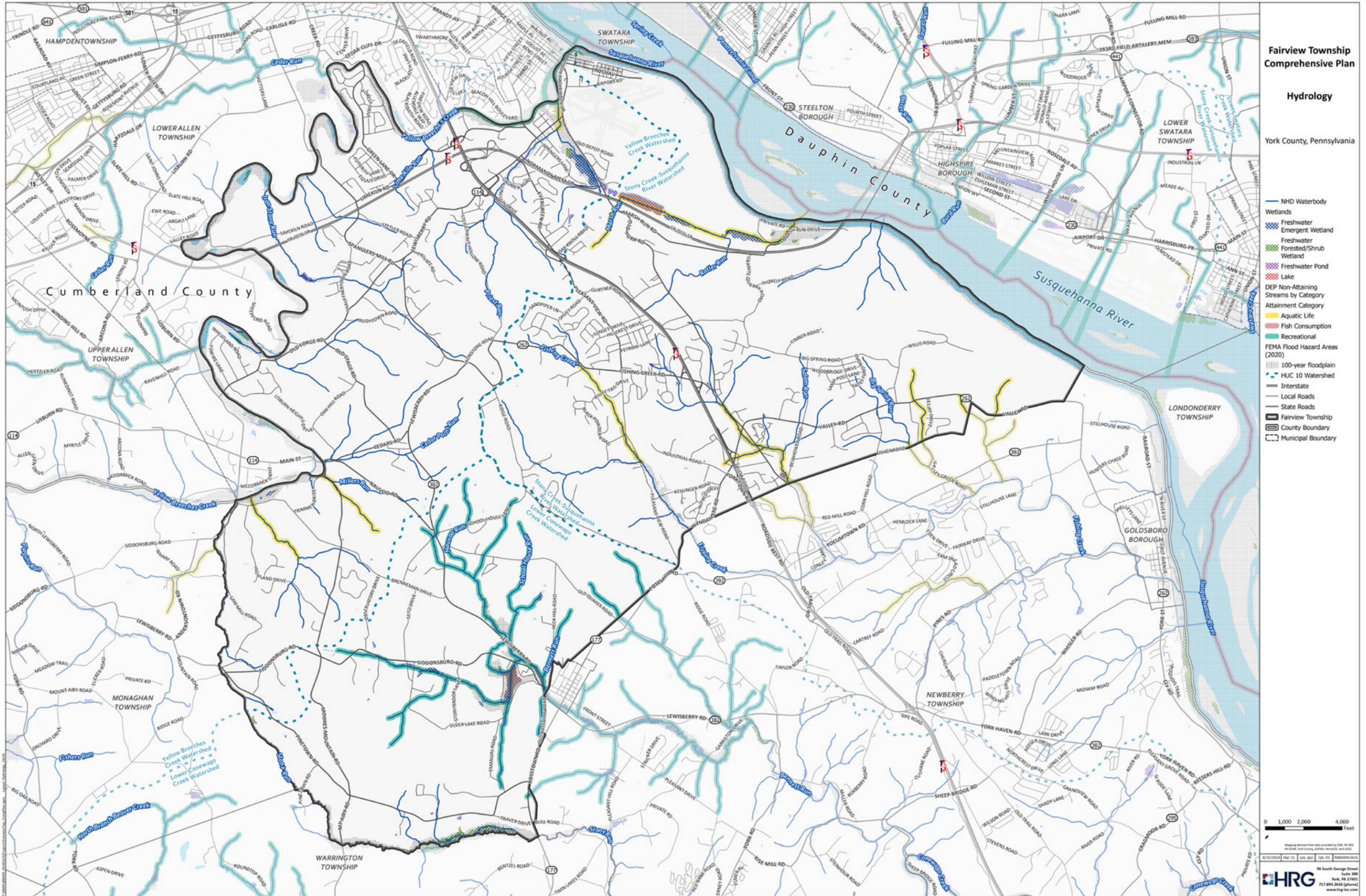
Goal 6:

Incorporate open space within walking distance of residential neighborhoods.

Objectives:

- Protect existing forested areas and increase protected forested areas within parks.
- Replace lawn with meadow where feasible in public spaces.





INTRODUCTION

Fairview Township values its parks and open spaces. These amenities contribute to the character of the community. The Township Highway Department is responsible for maintaining the parks. The current community park, and several neighborhood parks place the Township far below the National Recreation and Park Association (NRPA) median for a municipality under 20,000 residents which is 1,225 residents per park. Fairview Township currently has almost 2,500 residents per park.

A plan for a new county park will positively impact this standing and benefit the Township while doing so. However, the county park will provide mostly passive recreational opportunities on a regional basis while the Township should still provide a range of recreational activities directed towards neighborhood residents. According to the Trust for Public Land, currently, 11% of Fairview Township Residents live within a 10-minute walk of a park.

PARKS

Community Park

Roof Park

Charles L. Roof Memorial Park was acquired through the Land and Water Conservation Fund. With 43-acres of open space, residents and non-residents enjoy Roof Park. Roof is home to a well-equipped and maintained playground, a paved walking path, five baseball fields, volleyball, tennis, and basketball courts, pickleball courts, two pavilions, and restrooms. While the park boasts plenty of parking, residents would like to see increased access to/from nearby neighborhoods via connected walking paths.



Neighborhood Parks

Green Lane Park

Adjacent to Yellow Breeches Creek, Green Lane Park is approximately 6-acres. The park provides access to the creek, as well as a playground, a pavilion, basketball court, benches, and open space for recreational activities.

Paul R. Eichelberger Memorial Park

While the park space is 6.5 acres, much of it is woodland. There is minimal, outdated play equipment and one bench, with some open space for recreation.

Woodbridge Park

Obtained through the Keystone Fund, Woodbridge Park is 3-acres with plenty of open space. The park has play equipment, a basketball court, a pavilion, trails, and a paved trail around the perimeter.

Bob McCollum Park

Acquired through the federal Lands-To-Parks Program of The United States Department of the Interior, Bob McCollum Park is 7.6 acres, with much of the space used for a softball field. The park also has a playground, and a pavilion, nestled in the back.

Mickle Field

This park includes a single baseball field with no seating or additional amenities.

Marsh Run Park

This site, formerly a landfill for the New Cumberland Army Depot, was restored by the U.S. Army Corp of Engineers, and re-opened for public use in 2017. The park has three soccer/rugby fields.

Hempt Field

This site has two baseball fields.

Future Township Park Mount Zion

The Township has purchased the former Mount Zion Elementary School site at 850 Lewisberry Road. It is currently planning the future development and use of the 10.15-acre property. It is recommended that the Township make Mount Zion Park a dog-friendly park.

Future York County Park

Over the next five years a County Park will be developed south of Thorley Road in Fairview Township. Funding will be provided in part by the Pennsylvania Department of Conservation and Natural Resources. The county is in the process of acquiring two separate properties comprised of multiple parcels which, combined, amount to over 276 acres of wooded parkland. During the phased acquisition, the county will inventory the land to document key environmental features. The first property purchased is land-locked with no public road access. With the addition of the other property, road access will become available. Before the opening of the new County Park, the county will work with the township to assess infrastructure needs. The park will be primarily for use as passive recreation, as it is heavily wooded. Trails will be developed for casual hiking to elevations where hikers will view both the Susquehanna River and the City of Harrisburg.

The 135-acre Whittock property was acquired with assistance from two main funding sources:

1. **PA Department of Conservation and Natural Resources:** Community Conservation Partnerships Program (C2P2) DCNR Grants
2. **U.S. Fish and Wildlife Service:** Highlands Conservation Act (HCA) Highlands Conservation Act Grant Program
U.S. Fish and Wildlife Service

Programming

Fairview Township is a participating municipality of the West Shore Recreation Commission (WS Rec), along with Lower Allen Township, Goldsboro Borough, Lewisberry Borough, Lemoyne Borough, and New Cumberland Borough. Activities including aquatics, wellness, camps, enrichment (classes, clubs, family events, etc.), sports, and day trips are provided for a range of ages from young children to seniors. In addition, residents from all participating municipalities have access to season passes for the outdoor pool in Lemoyne. Facilities (such as schools and parks) throughout the participating townships are used for programming activities. West Shore Rec uses ActiveNet software for registration. Unfortunately, reporting data based on geographic area is not a feature. Manual calculations for 2023 estimated 930 registrations (including all activities and programs) for 5–18-year-olds from Fairview Township; 449 registrations were for Fairview Township residents age 55+.

PUBLIC INPUT

Fairview Township residents enjoy the parks and use them for a range of activities, predominantly exercise. Roof Park is a valued resource, while the smaller parks attract less visitors. While some of these neighborhood parks provide just the right amount of open space for smaller activities, other neighborhood parks feel like token land from developers without much thought regarding their intended use. While the parks are all well-maintained, some do have outdated equipment. Some stakeholders suggested converting these parks into meadows filled with native plants, or community gardens. There were some concerns about Roof Park regarding its capacity in light of the increase in residential development.

At the National Night Out event held in 2023, some residents asked about allowing dogs at Roof Park while others asked about dog walking paths.

Participants at the Public Meeting held on March 27, 2024, were asked to place tickets in jars to vote for park amenities they felt were most needed. They were permitted to vote using up to four tickets. The following are the results of the voting:

AMENITY	NUMBER
Bicycle, Walking, and Jogging Trails	80
Community Gardens	19
Nature Play	9
Inclusive and Accessible Amenities	5
Increased Access to Nature	56
Improvement of Existing Amenities	16
New Parks	28
Informal Gathering Spaces	7
Increased Recreation Programming	16
Increased Community Events	20
Indoor Recreation Center	23

Participants were also asked to list specific amenities that weren't included in the list of amenities shown above. These included:

- Community swimming pool. (3)
- Dog park. (7)
- Park that permits on-leash dog walking. (2)
- Access, parking, connections at Sheepford Road Bridge.
- Pedestrian trails/connections to Roof Park.
- Prioritize Mt. Zion Park.
- Less development – keep areas forested and undeveloped.
- Improve/pave roads to improve safety for walking and biking.
- Walking/bicycling paths.
- Meadows in parks and around the municipal building – anywhere there are expanses of grass. This helps the climate, pollinators, water drainage.
- Gardens.
- Pickleball courts.

GOALS AND OBJECTIVES

Goal 1:

Require developers to provide neighborhood-scale recreation facilities.

The Township generally prefers that smaller park and recreation facilities be provided by private developers, and maintained by private developers or Homeowners Associations, and that the Township would be responsible for larger facilities. The Township staff should continue to work with developers to determine whether land dedication, fees-in-lieu, or a combination of both be provided, dependent upon the needs of the Township. It is strongly recommended that the Township consult with their Solicitor and create a policy regarding private neighborhood parks that are no longer being maintained by the Homeowners Association.

Goal 2:

Review and revise mandatory dedication of open space standards to reflect Township policy of developers responsible for smaller parks and Township responsible for larger parks.

The Township is currently analyzing the existing mandatory dedication and fee-in-lieu requirements based on need and current market rates. Section 260-33 does not specifically list the amount of land to be dedicated but does state that the amount of land to be dedicated shall be a minimum of 0.02 acres per lot. For apartment developments, the number of dwelling units is used to calculate the fee instead of the number of lots.

In lieu of dedication, the Township may require the payment of a fee in lieu of dedication. The current schedule of required fees is:

- Subdivision plan, three (3) lots or more - \$1,000 per lot.
- Multiple dwellings on a single lot - \$1,000 per dwelling unit.
- Land development plan - \$1,000 per improved acre with a minimum fee of \$1,000.

The Township should realign the current park land dedication or fee-in-lieu standards to ensure consistency with current market rates and to ensure that they achieve the Township's goals to provide a full range of recreational and open spaces to serve the needs of Township residents through a system of interconnected natural features and active and passive park facilities.

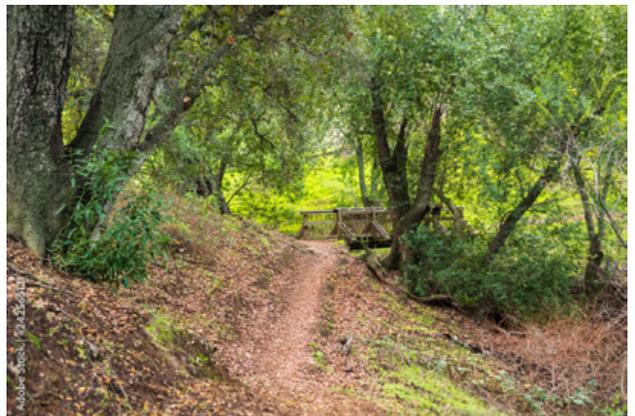
A survey of similar suburban Townships in York, Dauphin, and Lancaster County's show fees in lieu generally ranging from \$2,500-\$3,000 per dwelling unit. Fees must be generally consistent with existing market conditions.

Goal 3:

Increase utilization of park resources by expanding relevance of resources for diverse populations.

Objectives:

- A future park may be created in the Mount Zion area. This would be an ideal place to provide and maintain natural areas for hiking, jogging, birdwatching, and nature exploration. Native trees should also be planted here as well as provide locations for community gardens.
- Permit dog walking, on leash, and provide dog waste depots in all Township parks, excluding Roof Park. Consult with the Township solicitor regarding the Township's liability for permitting dogs in Township parks, and clearly post all rules and regulations for dog safety and waste pickup in the parks.
- Plant native trees and create wooded paths.
- Provide pedestrian access to Yellow Breeches Park via the Sheepford Road Bridge from Fairview Township.
- Support specialized areas for horseback riding and mountain bike riding in the new county park.
- Conduct a feasibility study to determine whether a trail along the Yellow Breeches and Susquehanna River is possible within New Market Village.



Goal 4:

Increase awareness of park facilities.

Objectives:

- Expand the Township website to include the names and addresses of all the parks, as well as a description of all available activities. Provide a link to the Yellow Breeches Park and water trail system.
- Inform residents of the ongoing progress and recreation opportunities at the new county park and place directional signs along township roads.
- Conduct a park audit to assess how the park space is being used and how it can be maximized with an increase in the population.

Goal 5:

Improve the environmental health of parks.

Objectives:

- Remove invasive species.
- Plant native trees and plants, add pollinator plants, and expand lawn-to-meadow areas.

Goal 6:

Continue to partner with West Shore Recreation Commission.

Objectives:

- Continue close cooperation, financial support and publicity for the West Shore Recreation Commission.



INTRODUCTION

Fairview Township’s location and desirability as a suburban community close to both Harrisburg and York, as well as the presence of Interstate 83 and the PA Turnpike, create tremendous pressures for future development in the Township. Along with the future growth pressures comes a need to provide and maintain community facilities and utilities to serve this growth.

The construction of the new Fairview Intermediate School and the redistricting undertaken by the West Shore School District is one example of the need to respond to this growth.

EXISTING COMMUNITY FACILITIES

Emergency Services

Fire

The Fairview Fire Department Station 68 operates out of three locations:

- Northeast Station 68-1 - 340 Lewisberry Road. This location houses Engine 1, a Rescuer Truck, Brush Truck, and Utility Vehicle.
- Southeast Station 68-2 - 524 Locust Road. This station is served by Engine 2, a Tanker, and Utility Vehicle.
- Lewisberry Station 68-3 - 105 West Front Street. This station houses Engine 3 and a Utility Vehicle.

The Fire Department responds to around 700 service calls a year. From October 2022 to September 2023, they responded to 750 calls. The Township assists the Fire Department with both operating costs and capital costs. In an interview with the Fire Chief, he recognized the need for additional equipment and staff as the Township continues to develop but stated that this increased level of services would be manageable. Fairview Township has authorized making the position of Fire Department Chief a full-time paid position, effective October 1, 2024.

The Defense Distribution Center Susquehanna Fire Department (Station 69) is a federal fire department that employs 45 full-time career firefighters. It is served by an Engine and Rescue Truck and is located at 2001 Mission Drive.

Police

The Fairview Township Police Department employs 19 full time officers and provides service to Township and Lewisberry Borough residents and businesses. The station is located at the municipal complex at 599 Lewisberry Road. The Police Department is one of only 16 police agencies in Pennsylvania who have achieved Premium Agency Status by the Pennsylvania Chiefs of Police Association Accreditation Program. The Premier Agency Status program sets forth guidelines outlining a recognition program to identify the top echelon of agencies in Pennsylvania that have remained committed to state accreditation.

The Premier Agency Status recognizes those agencies that have attained certain longevity in accreditation, remained committed to a philosophy of excellence, and helps encourage them to sustain this level of commitment. For an agency to achieve Premier Agency Status, the agency must be re-accredited five times without provisions or an extension.

The Police Chief also noted an increase in call volumes which will require more officers to be available. He also noted an increase in drug offenses and criminal activity around the hotels near the U.S. 83/PA Turnpike interchange.

EMS

The Fairview Township EMS Station is located at 522 Locust Road. It provides primary Basic Life Support and Advanced Life Support pre-hospital care to more than 17,000 residents of Fairview Township, Lewisberry Borough, and Goldsboro Borough, as well as primary Advanced Life Support to more than 7,000 residents in New Cumberland Borough in Cumberland County. It also provides mutual aid response to the surrounding communities.

The organization began as a part of the Fairview Township Fire Department and in 1989 separated from the Fire Department to form what is now known as Fairview Township Emergency Medical Services, Inc. It is a totally paid staff providing 24 hour-a-day, 365-day-a-year service with various levels of certified personnel. The organization currently utilizes one Advanced and Basic Life Support Mobile Intensive Care Unit (MICU) and two additional units that are Advanced Life Support capable. They also utilize one Quick Response Service squad unit to respond to calls for service when the ambulances are responding to other incidents, or additional help is needed at an incident.

The EMS Chief also noted the increase in call volumes and stated that the area's senior population was also a consideration as many service calls come from the elderly. This population, as well as lower-income families that rely on publicly funded health insurance, may pose a financial threat for EMS.

THE DLA (Defense Logistics Agency) Installation Management Operations Susquehanna operates Fire and Emergency Services Rescue Station 69. It is located at 2001 Mission Drive.

Schools

Fairview Township is located in the West Shore School District. Currently, the District has separate attendance areas for elementary schools, middle schools, and high schools. With the tremendous growth in attendance in the District, and a desire to keep students together from kindergarten through high school, the District has created new attendance boundaries for students in kindergarten through seventh grade and introduced a feeder school concept. This concept aligns each elementary, intermediate, and middle school with either Cedar Cliff High School or Red Land High School.

With the closure of Fairview Elementary School, the attendance areas of Fishing Creek, Hillside, Newberry, and Rossmoyne Elementary Schools will be changed. The District is also opening two Intermediate Schools in Fairview Township for students in Grades 5 and 6. Fairview Intermediate School is located on Lewisberry Road and Old Trail Intermediate School on Beinhower Road. Crossroads Middle School is also located in the Township at 535 Fishing Creek Road.

Elementary Schools (Grades K-4)

- Fairview Elementary School, located at 480 Lewisberry Road (closing in 2024) - serving most of the area west of Interstate 83 and south of the PA Turnpike.
- Fishing Creek Elementary School located at 510 Fishing Creek Road - attendance area is located south of the PA Turnpike and both sides of Interstate 83.
- Rossmoyne Elementary School - northwestern portion of the Township.
- Highland Elementary School, located at 1325 Carlisle Road in Lower Allen Township, serves a portion of Fairview Township with an attendance area north of the PA Turnpike and west of Interstate 83.
- Hillside Elementary School located at 516 Seventh Street in New Cumberland Borough has an attendance area east of Interstate 83, including the New Market neighborhood.



Intermediate Schools (Grades 5-6)

- Fairview Intermediate School located at 480 Lewisberry Road.
- Old Trail Intermediate School located at 600 Beinhower Road.

Middle School (Grades 7-8)

- Crossroads Middle School located at 535 Fishing Creek Road.

High Schools (Grades 9-12)

- Red Land High School. Most of the Township is located within the Red Land High School Attendance Area. School located at 560 Fishing Creek Road in the Township.
- The northern portion of the Township, mostly located north of Route 114, attends Cedar Cliff High School, Lower Allen Township, Cumberland County.



The School District's Director of Operations and Planning noted that the District is well informed about current and future growth patterns in the region. He noted that with the recent tremendous residential growth seen in Lower Allen Township and the northern part of Fairview Township, school attendance numbers have grown in these areas. He stated that with the construction of the two new intermediate schools, and the restructuring of the grade levels, the District should be able to accommodate the increase in school students. He noted that moving 5th grade students from elementary schools to intermediate schools, and 6th grade students from the middle schools to the intermediate schools, will allow for a 20% increase in school populations.

He also noted two transportation issues for school bus traffic. The first is a one-lane bridge across the Yellow Breeches where buses cannot cross. Additionally, the intersection of Valley Road and Beinhower Road will likely see an increase in bus traffic and turning movements are very difficult.

Sewer Service

Existing Facilities

Wastewater generated in Fairview Township is conveyed to and treated at one of four public Wastewater Treatment Plants (WWTPs).

- The Lower Allen WWTP is located at 120 Limekiln Road in Fairview Township. The Lower Allen Authority operates this plant.
- The North WWTP and South WWTP are both located in Fairview Township. These plants are owned and operated by the Pennsylvania American Water Company and have a combined treatment capacity of 2.14 million gallons per day. The North WWTP is located at 57 Fairview Road and the South WWTP is located at 612 Wyndamere Road.
- The Lewisberry WWTP is located at 401-411 Market Street in Lewisberry Borough.
- The United States Department of Defense Distribution Depot is in the northeastern portion of Fairview Township. Wastewater generated within the Depot is handled by a treatment facility within the Depot that is owned and operated by the United States Department of Defense and only provides service to the Depot. Fairview Township is not involved with the Department of Defense regarding the facility.

Slightly over 2,560 occupied properties in the Township are currently served by on-lot systems, with most of these properties also relying on private, on-site wells for drinking water supply. A large amount of those on-lot systems were constructed before 1972, when Pennsylvania established permitting and design standards for on-lot systems. Options to meet the long-term needs of these unsewered areas were also evaluated.

The Township is divided into four septic system zones for on-lot sewer system management and routine pumping. Property owners are required every 4 years to pump out their septic system.

History

The Fairview Township Supervisors formed an Authority in 1965 to finance and construct a sewage collection system to serve the northern portion of the Township. The Fairview Township Authority completed a Feasibility Study in 1970 to determine the needs and the most cost-effective way to treat sewage flows from the southern portion of the Township. By 1975, the Northern York County Joint Sewer Authority was formed. The Joint Sewer Authority undertook planning to determine the needs, feasibility, and best procedures to serve portions of the Townships of Fairview and Newberry, as well as the Boroughs of Lewisberry and Goldsboro.

The Lower Allen Authority undertook sewage facilities planning in the 1970s to address the needs of Lower Allen Township, Upper Allen Township, and Shiremanstown Borough in Cumberland County. The Lower Allen Authority also addressed the northern portion of Fairview Township. This planning resulted in the construction of the Lower Allen Authority's treatment plant in Fairview Township along Yellow Breeches Creek.

Pennsylvania-American Water Company acquired the Fairview Township sewer and water systems in 2015 for \$16.8 million. They serve approximately 4,000 customers in Fairview Township. The sale's proceeds helped to pay off approximately \$21 million in sewer debt and avoided an anticipated \$14 million in additional debt that might have been incurred in additional debt to complete planned projects.

With the acquisition by Pennsylvania American, public water and sewer service was extended southward primarily along Lewisberry Road to serve adjoining neighborhoods in the vicinity of Old Forge Road and Rudytown Road. Pennsylvania American Water also agreed to invest \$13 million in system improvements and reimburse the township for up to \$1 million for a sewer line relocation project related to the Pennsylvania Turnpike. The Sewer and Water Main Extension Project included the installation of about 35,000 feet of water main, 2,200 feet of sewer main, six sewer pump stations, two water pressure reducing stations and forty-eight fire hydrants. This project provided water and sewer service to approximately 350 households.

After the acquisition of the Fairview Township sewage system by Pennsylvania American, the Township's Authority is no longer active.

Fairview Township Act 537 Sewage Facilities Plan (approved by DEP in 2011)

Major issues addressed in the Act 537 Plan included projections of Township growth through 2028, resultant Township wastewater generation, evaluation of the capability of existing facilities to handle existing and projected flow, development of wastewater management alternatives to meet anticipated demands, and selection of a recommended approach to handle the anticipated needs. Approximately 62% of the developed properties in the Township receive public sewer service.

The Township was divided into five areas for the purpose of assessing wastewater collection, conveyance and treatment needs as part of this Plan.

- (1) the Lower Allen WWTP service area, which is generally the developed portion of the Township located north of the Pennsylvania Turnpike.
- (2) the North WWTP service area, which is generally the north-central portion of the Township within the Route 83 corridor between the Pennsylvania Turnpike and Reesers Summit.
- (3) the South WWTP service area, which is generally the south-central portion of the Township within the Route 83 corridor between Reesers Summit and the border with Newberry Township.
- (4) the Lewisberry WWTP Service Area, which is generally the developed southwestern portion of the Township near Silver Lake and adjacent to Lewisberry Borough; and
- (5) the remainder of the Township, which is generally the rural portions of the Township served by on-lot wastewater treatment and disposal systems (on-lot systems).

Fairview Township is located within the Lower Susquehanna River watershed, which eventually flows into the Chesapeake Bay. All the public wastewater facilities serving Fairview Township discharge surface waters that eventually flow into the Susquehanna River.

The Pennsylvania Department of Environmental Protection (DEP) developed the Pennsylvania Chesapeake Bay Tributary Strategy to establish a course of action that will enable the Commonwealth to comply with its Chesapeake Bay commitments. A key component of the Tributary Strategy is the establishment of a cap load on the annual amount of nitrogen and phosphorus discharged from wastewater treatment plants (WWTPs) within the Chesapeake Bay watershed. These cap loads will be imposed on each WWTP's National Pollutant Discharge Elimination System (NPDES) Permit during the Permit renewal process.

Fairview Township received notification from the DEP on the Township's pending cap load in December 2006. Although the North WWTP and the South WWTP currently remove phosphorus from the wastewater, the WWTPs were not designed to consistently remove nitrogen down to the levels that will be required to meet the Township's cap load.

Major Findings of the Act 537 Sewage Facilities Plan and Actions Taken Since Adoption of the Plan

- Continued reliance on the Lower Allen WWTP, the North WWTP, the South WWTP, and the Lewisberry WWTP to handle wastewater from the sewer service areas is the most cost-effective treatment solution for those areas of the Township.
- The Township has adequate capacity in the Lower Allen WWTP, the North WWTP, and the Lewisberry WWTP to meet the projected 2028 needs for the WWTP service areas in Fairview Township.
- The South WWTP has sufficient capacity to meet its current capacity commitments. There is no more capacity available at the facility to serve other needs after these current capacity commitments are met. However, a 2003 rerate evaluation determined that an additional 96,000 gallons per day (gpd) of capacity could be achieved at the South WWTP with minor process modifications.
- Based on the level of treatment provided at the North WWTP and the South WWTP, the Township will need to remove between 10,000 and 20,000 pounds per year of additional nitrogen from the combined North WWTP and South WWTP discharges to meet its cap load between 2010 and 2025.
- The wastewater needs assessment identified the Fairview Farms and Timber Ridge areas in northwestern Fairview Township as candidates for extension of public sewers to address anticipated long-term public health risks associated with improper treatment and disposal of wastewater, due to the small lots and types of soils in these areas. These areas have subsequently been connected to the public sewage system.
- The private wastewater treatment plant serving the Meadowbrook Mobile Home Park (MHP) has not consistently met discharge limits and DEP has directed the MHP to connect its private sewer system to the Township's sewer system. The mobile home park has subsequently been connected to the public sewage system.
- Sampling conducted as part of this Plan identified areas of Fairview Township with nitrate-nitrogen levels in the groundwater above 5 milligrams per Liter (mg/L). Construction of new on-lot systems within a quarter mile of a well with nitrate-nitrogen levels above 5 mg/L requires the developer to undertake a preliminary hydrogeologic study to confirm the level of nitrate-nitrogen leaving the property will not exceed the safe drinking water limit of 10 mg/L.

Selected Approaches to Satisfy Existing and Projected 20-year Wastewater Conveyance and Treatment Needs

- Negotiate and execute an agreement for the long-term (15 years) purchase of nutrient credits to enable the Township to comply with its nutrient cap load. Nutrient credits have been transferred to PA American.
- Adjust sewer user rates and tapping fees to generate sufficient revenue to fund the operation and maintenance of the public sewer system and the purchase of nutrient credits. With the acquisition by PA American Water, usage rates for both water and wastewater have been adjusted based on water usage and sewage flows.
- Participate with Lower Allen Authority and the Lewisberry Joint Authority to upgrade their facilities, as needed, to comply with the Chesapeake Bay Tributary Strategy.
- Continue to rely on on-lot systems for properties outside the sewer service areas and the aforementioned areas to be served by sanitary sewer extensions.
- Require new developments outside the public sewer service area to design, permit, finance and construct, at their total cost, the wastewater facilities needed to serve their development with either on-lot systems, a community wastewater system, or an extension to the public sewer system.
- Promote the development of lands within the North WWTP service area where WWTP capacity is available rather than within the South WWTP service area, where all available capacity has been fully committed.

Public Water Service

Pennsylvania America Water provides public water and public sewer service to portions of Fairview Township. The West Shore Regional Water Treatment Plant is located in Fairview Township on Meadowbrook Road on Yellow Breeches Creek. In addition to the \$16.8 million purchase price, the company agreed to invest \$13 million in system improvements and reimburse the township for up to \$1 million for a sewer line relocation project related to the Pennsylvania Turnpike.

Pennsylvania American extended public water and sewer service southward primarily along Lewisberry Road to serve adjoining neighborhoods in the vicinity of Old Forge Road and Rudytown Road. The Sewer and Water Main Extension Project included the installation of about 35,000 feet of water main, 2,200 feet of sewer main, six sewer pump stations, two water pressure reducing stations and forty-eight fire hydrants. This project provided water and sewer service to approximately 350 households.

The West Shore Regional Water Treatment Plant serves customers in 15 municipalities in Cumberland and York Counties, including Fairview Township. The Plant, located in Fairview Township at 275 Steigerwalt Hollow Road on Yellow Breeches Creek, was opened in 2006.

Section 301 of the Pennsylvania Municipalities Planning Code (MPC), requires comprehensive plans to “...include a plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources.” Neither of the land use activities, mineral extraction or commercial agriculture, identified in this section of the MPC are significant land uses in Fairview Township that would impact water supply for the Township.

Stormwater Management

Background

Fairview Township is part of the Susquehanna River Watershed, as well as both the Susquehanna and Yellow Breeches Creek sub-watersheds. Most stormwater runoff in Fairview Township's developed areas is controlled through a municipal stormwater system that collects stormwater and discharges it into the Yellow Breeches Creek and ultimately the Chesapeake Bay. This system is called a Municipal Separate Storm Sewer System, or MS4. A separate storm sewer system is a collection of structures, including retention basins, ditches, roadside inlets and underground pipes, designed to gather stormwater from built-up areas and discharge it, without treatment, into local streams and rivers.

The Township must meet Municipal Separate Storm Sewer System (MS4) Requirements, established by the Pennsylvania Department of Environmental Protection (PA DEP). This includes six protocols:

- Public Education and Outreach on Stormwater impacts,
- Public Involvement/Participation,
- Illicit Discharge detection and Elimination,
- Construction Site Runoff Control,
- Post Construction Management, and
- Pollution Prevention/Good Housekeeping for Municipal Operations.

The age and condition of the Township's stormwater management system varies, but as road improvement projects are planned, the stormwater system is evaluated and if needed, repairs and/or replacement are completed prior to road improvements.

Chesapeake Bay Pollution Reduction Plan (CBPRP)

The York County Regional Intergovernmental Cooperation Agreement established the York County Regional Chesapeake Bay Pollution Reduction Plan (CBPRP). The CBPRP is a Regional Plan that provides an alternative to each municipality developing their own plan. Participants in the agreement “share in the cost to implement stormwater and water quality Best Management Practices Projects... that are selected by the Participants in accordance with the terms of [the] agreement.” Fairview Township participates in the CBPRP as an MS4 permit holder.

Fairview Township is also part of the York County Stormwater Consortium. This organization works with the agricultural and rural communities, the wastewater community, and the urban community to minimize the runoff of chemicals, fertilizers, pesticides, livestock waste, and trash into county streams.



The following is a list of Best Management Plan (BMP) Projects located in Fairview Township. The time frame to implement each of the BMP projects is defined in terms of being a short-term project which will take up to two (2) years to implement, mid-term projects which will take two (2) to four (4) years, and long-term projects which will take more than four (4) years. (also have a map in the Plan of project locations)

- Pinetown Road - Bike/ped area porous pavement- short-term.
- North Wastewater Treatment Plant riparian forest buffer - short-term.
- Roof Park riparian forest buffer - short-term.
- South Wastewater Treatment Plan riparian forest buffer - short-term.
- Emily Lane Stormwater Pond retrofit - mid-term.
- North Wastewater Treatment Plant stream restoration - mid-term.

The Township has also provided education and outreach, as well as encouraged public participation, through workshops and printed materials, in conjunction with York County.

National Pollutant Discharge Elimination System (NPDES)

The authorization that MS4 communities get from the Department of Environmental Protection (DEP) to legally discharge stormwater into local streams and rivers is called an NPDES permit. To meet the terms of their NPDES Permit, communities need to develop what is called a “Stormwater Management Program” (SWMP). Communities that discharge stormwater into the Chesapeake Bay Watershed, or into any other waterway that the DEP identifies as “impaired,” are also required to develop a “Pollutant Reduction Plan” (PRP).



Township Stormwater Management Ordinance

The Township’s Stormwater Management Ordinance was amended in 2022 “to update its provisions to comply with current regulatory requirements and to provide for small scale stormwater management practices for low impact development. The use of green infrastructure and low impact development are intended to ...” address the root cause of water quality impairment by using systems and practices which use or mimic natural processes... [to aid in] the restoration or maintenance of pre-development hydrology.”

Section 252-19 of the Stormwater Management Ordinance establishes erosion and sedimentation control requirements. This ordinance must stand alone, or it does not fulfill the MS4 requirements of the PA DEP.

PUBLIC INPUT

- Citizens of the Township are generally pleased with the level of emergency services available in the Township. The Fairview Township citizen survey asked respondents to rate the quality of services, with 1 rated as poor and 5 as excellent. At least 85% of respondents rated EMS, fire service, and police coverage as either 4 or 5.
- Similarly, 76% of respondents rated trash collection services as either 4 or 5. The survey also found that 58% of residents rated sewer service as either 4 or 5, and 56% rated water service at these levels.
- The survey also found that 63% of respondents rated electric service at either a 4 or 5 level, and 54% scored cable service as either a 4 or 5.

GOALS AND OBJECTIVES

Goal 1:

Continue to provide all necessary emergency protection services, adjusting staffing based on increased population and needs.

As Fairview Township's population continues to increase, and non-residential development, primarily warehousing and industrial, also increases, infrastructure and service demands will be pressed to maintain service levels. Emergency service providers, the school district, and utility providers will all be challenged to forecast and respond with increased service levels and expanded service areas.

Goal 2:

Work with the York County Stormwater Consortium to obtain funding to implement the Best Management Plan listed for Fairview Township.

Goal 3:

Review the Township's Act 537 Sewage Facilities Plan with PA American to determine if an update to the Plan is necessary.

The Township's Act 537 Plan was approved by DEP in 2011. There has been a substantial amount of residential development that has occurred since then including Green Lane Meadows and Sienna, as well as warehousing and industrial development in the I-83 corridor. Although the public sewer system has subsequently been sold to PA American, the Township is responsible for coordinating sewer service with land use planning.

Goal 4:

Provide Crisis Intervention Team Training for protection services personnel. Embed a mental health professional as a co-responder within the police department to help connect citizens to services and divert them from the criminal justice system.

Goal 5:

Maintain a cooperative relationship with the West Shore School District.

Objectives:

- Encourage the use of school grounds and facilities to supplement township recreation.
- Coordinate planned transportation improvements with the school district's transportation department.

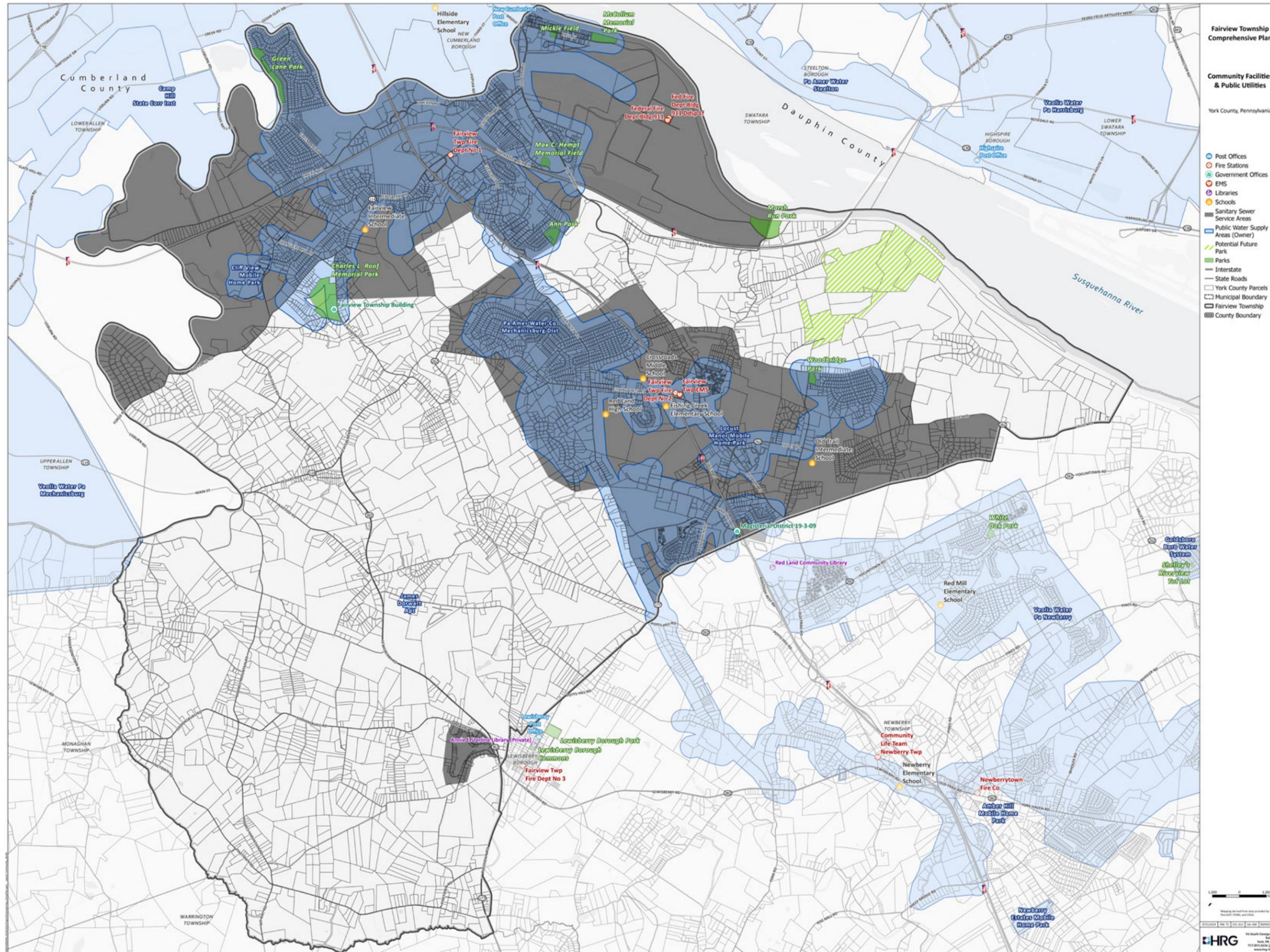
Goal 6:

Continue to provide monetary support to the Red Land Library and link to the library website from the Township website. Provide information about the library in the Township newsletter.

Goal 7:

Identify properties in Fairview Township considered blighted or undevelopable because of previous land use activities, including military use, that could be used for the development of a regional emergency services training facility. Research where similar facilities are located in the County and regionally and conduct a feasibility study in case options for grant funding become available.

The Fire Department currently subscribes to the York County Fire School in Emigsville. This venue offers approximately 160-240 hours of training each year. They have infrastructure in place for various training scenarios including live burn sessions. The Fire School use funds from the fireman's relief account to pay for this training and any supplies needed. They also utilize the Harrisburg Area Community College on occasion as needed.



INTRODUCTION

Fairview Township has almost 150 miles of roadway. Approximately one-third of this is state owned (48.89 miles, over twenty-four roads). The other two-thirds of the roads (99.54 miles) are locally owned. Many of the township roads are characterized as two-lane, undivided, suburban or rural. A network of local roadways provide access to arterials, including Old York Road, Cedars Road, Lewisberry Road, Fishing Creek Road, and Wyndamere Road. Regional roadway access includes Interstates 83 and 76 (the Pennsylvania Turnpike).

TRANSPORTATION IMPACT FEES

Transportation Impact Fees (TIF) were adopted by Fairview Township in 2015 to “ensure that the transportation system is available and adequate to support new growth and development.” This ordinance applies to all developments in the transportation service areas, with the exceptions of affordable housing and developments that “serve an overriding public interest.” In addition to transportation improvements, fees may be used for the acquisition of land and/or right-of-way, engineering, legal and planning costs, or other costs associated with transportation improvements.

Background

Fairview Township’s TIF program was adopted in accordance with Pennsylvania Act 209. To impose transportation impact fees, municipalities are required to:

1. Appoint a Transportation Impact Fee Advisory Committee.
2. Develop and adopt a land use assumption report for the area of the Township where fees will be imposed.
3. Complete and approve a Roadway Sufficiency Analysis (RSA) which identifies traffic deficiencies and needed improvements attributable to existing development, future traffic not originating within the study area, and traffic originating from new development within the study area. The RSA focused on four arterial roadways in close proximity to I-83 (Wyndamere Road, Lewisberry Road, Fishing Creek Road, and Limekiln Road). The data for the RSA was collected in 2014 for publication in 2015, with a ten-year time frame. Therefore, the projected traffic forecasts are for 2024.
4. Develop and adopt a Transportation Capital Improvements Plan (TCIP) which identifies costs, implementation priorities, and funding sources required to remedy:
 - Current traffic deficiencies from existing development.
 - Traffic deficiencies attributable to future pass-through traffic after existing deficiencies have been remedied; and
 - Traffic deficiencies attributable to expected new development within the service area.
5. Adoption of a Transportation Impact Fee Ordinance with fees attributable to new development assessed on a per-trip basis.

The Township prepared and adopted a Roadway Sufficiency Analysis (RSA) and Transportation Capital Improvement Plan (TCIP) in 2015. The Transportation Advisory Committee established three transportation service areas (see map):

- Transportation Service Area (TSA) 1 generally consists of the northwestern portion of the Township and includes 20 study area intersections.
- Transportation Service Area (TSA) 2 mostly comprises the northeastern portion of the Township and includes 12 study area intersections.
- Transportation Service Area (TSA) 3 is mostly located in the southern portion of the Township and includes 2 study intersections.

Findings

The RSA determined that 14 of the 34 studies intersections (41%) required improvements to achieve the “preferred level of service criteria under 2024 development traffic conditions.” The study further notes that additional roadway and intersection improvements may be required due to development and increasing traffic volume. Traffic impact studies for new development are necessary to determine whether additional traffic mitigation will be necessary.

Transportation Impact Fees collected from new developments have allowed the Township to program or complete improvements to 27 of the 34 identified intersection and roadway projects.

GO YORK 2045

GO YORK 2045 includes the MPO’s Transportation Improvement Program (TIP). The TIP allots planning funds to projects based on their alignment with performance measures, established at the federal and state levels. The TIP is updated every other year. The following are projects located in Fairview Township that are listed on the 2023-2025:



- MPMS 117683 - Moores Mountain over Millers Run - Bridge Replacement.
- MPMS 117673 - Lewisberry Road over Cedar Point Run - Bridge Preservation.
- MPMS 90915 - Old York Road (SR 1003) Resurfacing.
- MPMS 119795 - District 8- I83 Highway Restoration- Concrete Repairs.
- MPMS 115633 - Fairview Crossroads - Intersection/Interchange Improvements at the intersection of Lewisberry Road (SR 114) and the I-83 South Ramp (Exit 39A) - Construction 2025 and 2026.
- MPMS 118790 - Reconstruction of SR 8033 Ramp.
- MPMS 118489 -Sheepford Road Ped/Bike Bridge Improvement.
- MPMS 120891 - I-83 Bridge Limekiln Road Bridge Preservation.

Roadway Classification

Roadways are classified based on the function they serve. Local roads are designed specifically to have high accessibility and to connect to collector and arterial roads and are typically not used for through traffic. Collector roads are designed to serve as a connection between local roads and arterial roads. They provide a balance between access and mobility. Arterial roads are designed primarily for higher speed through traffic and long-distance travel with fewer points of access to minimize disruption of traffic flow. Classifications of collector and arterial roads are also further designated as either “minor” or “major.”

YAMPO has submitted proposed classification changes to PennDOT in 2024.

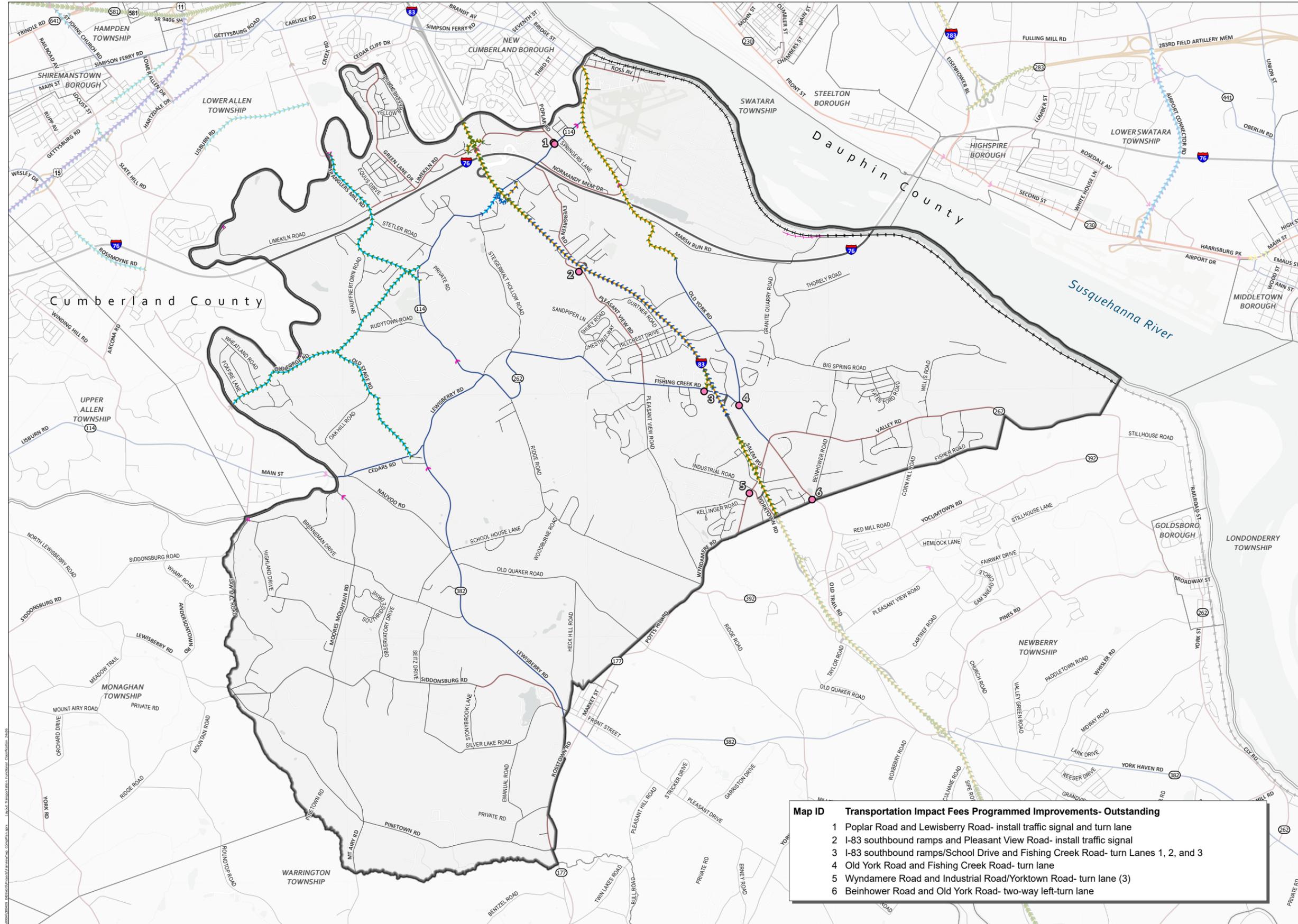
PennDOT’s Roadway Classification system classifies the following roads in Fairview Township:

**Fairview Township
Comprehensive Plan**

**Roadway Functional
Classification and
Transportation
Improvement
Projects**

York County, Pennsylvania

- Transportation Impact Fees Programmed Improvements
 - Outstanding
- PennDOT Transportation Improvement Projects
 - TIP Project Type
 - Bicycle and Pedestrian Facilities
 - Bridge Restoration/Replacement
 - Congestion Reduction
 - Highway Reconstruction/Restoration
 - Multi-Modal Improvements
 - Safety Improvements
 - Maintenance Activities and Other Project Types
- Railroads
 - Active Railroad
 - Railroad Used for Recreational Purposes Only
 - Track Exists but not Active
- PennDOT Transportation Improvement Projects
 - TIP Project Stage
 - FUTURE DEVELOPMENT
 - IN DEVELOPMENT
 - UNDER CONSTRUCTION
- Federal Highway Administration Functional Road Classification
 - Interstate
 - Other Freeway/Expressway
 - Other Principal Arterial
 - Major Collector
 - Minor Arterial
 - Minor Collector
 - Local
- ▭ Fairview Township
 - ▭ County Boundary
 - ▭ Municipal Boundaries



Map ID	Transportation Impact Fees Programmed Improvements- Outstanding
1	Poplar Road and Lewisberry Road- install traffic signal and turn lane
2	I-83 southbound ramps and Pleasant View Road- install traffic signal
3	I-83 southbound ramps/School Drive and Fishing Creek Road- turn Lanes 1, 2, and 3
4	Old York Road and Fishing Creek Road- turn lane
5	Wyndamere Road and Industrial Road/Yorktown Road- turn lane (3)
6	Beinhower Road and Old York Road- two-way left-turn lane

0 1,000 2,000 4,000 Feet

Mapping derived from data provided by GIS, PA DOT, PA DEP, York County, York County, PA, PennDOT and USGS.

9/27/2024 PM 15 GIS JUL 04 DS 1000409.0424

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Congestion Management

The York Area Metropolitan Planning Organization (YAMPO) adopted an updated Congestion Management Process (CMP) in 2015. The CMP evaluates congestion in several areas including roadway corridors, intersections, entrance and exit ramps, and transit routes. It includes a list of congestion mitigation strategies including growth management strategies, commuter strategies, and an improved and expanded pedestrian network. The CMP also includes a list of physical roadway and intersection improvements including improved shoulders, turn restrictions, and signalization improvements. The results of the process are released in the York County Planning Commission's annual Report on Congestion.

Freight

The York Area Metropolitan Planning Organization (YAMPO) adopted the York County Freight Plan in 2023. The purpose of the plan is, "to effectively integrate considerations of freight or goods movement with the transportation planning process and land use planning activities." The Plan identifies 14 corridors in the freight network; one is in Fairview Township (near the Capital City Airport). The Fairview Crossroads intersection/interchange is slated for improvement in the project inventory of the Freight Plan. The project includes improvements at the intersection of SR 114 (Lewisberry Road) and the I-83 South Ramp (Exit39A).

MULTI-MODAL OPTIONS

Walkability/Bikeability

The York Area Metropolitan Planning Organization (YAMPO) adopted the York County Bicycle and Pedestrian Plan in 2023. The Plan's Vision Statement is "York County is home to a complete and connected bike and pedestrian network. Our facilities are enjoyable for anyone, regardless of age, ability, or experience. Safety is our priority; other communities look to us for leadership in preventing bike and pedestrian crashes."

The Plan included 10 key Actions to implement this Vision. Action 2 is to Reduce the bicycle level of stress (LOS) on critical road corridors. This Action includes a Table which analyzes the level of stress based on several factors including traffic volumes, the functional classification of the road, the presence or absence of sidewalks, and the posted speed limit. The Plan also includes a series of illustrations of road improvements to reduce level of stress including separated bicycle lanes/shared use paths, buffered bike lanes, and sharrows or shared lane markings.

Transit

Fairview Township is serviced by RabbitTransit (Bus Route 33), connecting the Amazon and FedEx warehouses to downtown York. This is the only available fixed route. There is no direct service from Fairview Township to downtown Harrisburg or to the Harrisburg airport, both of which are less than 15 miles away. RabbitTransit's RabbitExpress Route 83N travels between York and Harrisburg and stops at Newberry Pointe in nearby Newberry Township. RabbitTransit provides paratransit shared ride service to seniors and people with disabilities from residents' homes to their destination.

ELECTRIC VEHICLES

The Township can assist in promoting electric vehicle usage in the following ways:

- Work with developers to negotiate the number of parking spaces needed and the location of the charging stations.
- Work with developers to create signage that clearly displays EV charging station availability.
- Explore local and state grant programs that provide funding for charging infrastructure projects.
- Encourage participation in programs that incentivize charging during off-peak hours to manage grid load.
- Highlight EV charging station locations on the municipal website.

PUBLIC INPUT

Traffic and insufficient roadway infrastructure were major concerns among stakeholders across the board. The topography of Fairview Township demonstrates high elevations, predominantly of 600 feet or above, with rolling hills. The roads are also curvy, wrapping around the elevation. Stakeholders cite these conditions as reasons that Township roads are not built to withstand increases in traffic volume, including trucks traveling between the highway and warehouses. Residents would like to see shoulders along some of the roads, and sidewalks along others to improve the safety of pedestrians and bicyclists. They would also enjoy better connectivity between destinations – neighborhoods, schools, parks, community facilities, etc.

National Night Out 8/1/23

Public input at the National Night Out event held in 2023 noted the following needs and concerns with transportation and roadways in the Township:

Trails and Paths

- Safe off-road biking paths.
- Connect New Cumberland and Harrisburg safely.
- Walking path between Green Lane and Buttonwood developments.
- Stop sign for the intersection at Fisher Road and Cornhill Road
- Walking path between Green Lane and Buttonwood developments.
- Trail from intermediate school to Roof Park.
- Trail from Null Road to Roof Park.
- Connect Harrisburg using old railroad by Marsh Run Drive
- Walkway/trail for soccer field behind middle school.

Sidewalks and Crosswalks

- Crosswalk to Roof Park from houses across the street.
- Sidewalks for roads leading to high school.
- Neighborhood connector sidewalk or trail for Equus Drive to Pin Oak Drive.

Intersection Improvements

- Red light at Fishing Creek Road and Locust Road. intersection by Fairview Township Fire Department to prevent drivers from speeding through the intersection.
- Stop light at Limekiln Road and Spanglers Mill Road intersection due to visibility issues causing drivers to turn at the intersection at high speeds causing accidents.
- Stop sign for the intersection at Fisher Road and Cornhill Road
- Intersection at Lewisberry Road and Stetler Road line of sight issue due to hill.
- Intersection Steigerwalt Hollow Road and Iron Stone Road difficult for tractor trailers.
- Fisher Creek/Locust Rd./ 83 Northbound ramp needs streetlights.
- Valley Road and Beinhower Road intersection need stop light or four-way stop sign.
- Old Stage Road. and Old Forge Road intersection vertical sight issues.
- Old Quaker Road and Heck Hill Road intersection sight issue.
- Iron Stone Road and Lewisberry Road intersection need a four-way stop sign.
- Old Quaker Road and Potts Hill Road intersection blind turn.

Other

- End trailer parking in neighborhoods.
- I-76 and I-83 exists has sight issue when turning left because other drivers use right shoulder to turn right.
- Speed limit signs on Boeing Road.
- Future lights should be smart/pre-emption.
- Nauvoo Road speed issues.
- Need fresh lines painted for the parking in Fox Run.
- Todd Court has an issue with not having dedicated trailer parking and trailers are parked on the street.

Public Meeting 3/27/24

The Public Meeting held on March 27, 2024, provided an opportunity for residents to mark specific problematic roadways and intersections. Below are some of the most marked areas: Other concerns and comments included:

Speeding

- Slow down the speeders on Siddonsburg Road.
- Lower the speed limit to 20 mph on Old Depot Road and add a sidewalk on the cemetery side.
- Lewisberry Road speed limit and spatial concerns – safety, walkability, pulling out of driveway.
- Speeders on Evergreen Road. When I-83 is backed up, vehicles use Evergreen Road. Need police presence to monitor speed.
- Speeding between Meadow Drive and Yellow Bridge Drive on Green Lane Drive.



Sidewalks and Crosswalks

- Fishing Creek Road needs sidewalks by the high school and middle school
- Need marked crosswalks at Green Lane farms. Need wider shoulders for bikes. Roads are dangerous.
- Need a sidewalk between Green Lane and Forest and Green Lane and Meadow.
- Messiah Village is planning on connecting sidewalks with the Buttonwood neighborhood.
- Need sidewalks connecting schools and neighborhoods – not sidewalks that go nowhere.

Trails and Bike Paths

- The proposed bike path should have a circular route (Rosstown to Pinetown, to Lewisberry, to Siddonsburg). Color-coding could also be used to help riders identify sections of the path.
- Is Route 114 going to be widened, or a bicycle lane added? Need better shoulder.
- A trail/shoulder connection to Roof Park on Rudytown Road and Lewisberry Road.
- There should be a park/trail behind Juniper Drive (homes not built due to flooding, empty lots).

Others

- What are the plans for Fishing Creek Road? There are lots of accidents near schools.
- What is the plan for Green Lane Drive at Spangler's Mill?
- Raise manhole lids when paving.
- Use traditional paving, not tar and chip.
- Clear the trees overhanging on Pleasant View Road.
- Better visibility on Route 262.
- Only experienced bikers with front and back lights should be on these roadways.
- Sheepford Road Bridge connection on Fairview side.
- Expand river/park access by Thorley Road.

Problematic Roadways and Intersections

- Green Lane Drive.
- Siddonsburg Road.
- Lewisberry Road.
- Rudytown Road.
- Evergreen Road.

GOALS AND OBJECTIVES

Goal 1:

Update the Roadway Sufficiency Analysis (RSA) and Capital Improvements Plan (CIP) for the Township's Transportation Impact Fee Program.

The RSA identifies study intersections and roadway segments, peak hour traffic volumes and capacity analysis, existing, projected, and pre-development traffic volumes, and the preferred Levels of Service (LOS). The enabling legislation in the Municipalities Planning Code for Transportation Impact Fees limits the measurement of impacts on roadways to only vehicle trips. Other modes of transportation cannot be considered.

The Transportation Impact Fee program, adopted by the Township in 2015, has been very successful in providing the transportation infrastructure needed to support the demands of new development in the Township. Twenty-seven (27) of the 34 intersections identified in the Roadway Sufficiency Analysis have been completed or programmed for completion. The following projects are listed as Outstanding:

- Poplar Road and Lewisberry Road - install traffic signal and turn lane.
- I-83 southbound ramps and Pleasant View Road - install traffic signal.
- I-83 southbound ramps/School Drive and Fishing Creek Road - turn Lanes 1, 2, and 3.
- Old York Road and Fishing Creek Road - turn lane.
- Wyndamere Road and Industrial Road/Yorktown Road - turn lane (3).
- Beinhower Road and Old York Road - two-way left - turn lane.
- Additional eastbound through lane between Intersection 24 and Intersection 25.

The Township should update the Roadway Sufficiency Analysis and Capital Improvements Plan, as well as evaluate whether the study area is correctly delineated for anticipated future development.

Consult with the Township's Solicitor to determine if the Transportation Impact Fee calculated for a specific development can be recalculated after a specified amount of time has elapsed after preliminary or final plan approval. The specific impact that a development may create in a transportation study area may change if the development is not initiated within a reasonable time after preliminary or final approval.

Goal 2:

Complete the update of the Roadway Classification used in the Roadway Sufficiency Analysis to be consistent with the most recently available classifications from PennDOT and YAMPO.

The Township has periodically updated some of the road classifications used in the RSA. New classifications have been submitted by YAMPO to PennDOT in 2024. When this Comprehensive Plan was adopted, this new classification had not been adopted.

The following road classification changes have been recommended:

Collector Roads revised to Arterial Streets and Roads:

- Limekiln Road east of Spangler's Mill Road (T-955)
- Valley Road (SR 0262)
- Industrial Drive (SR 4007)
- Spangler's Mill Road (SR 4027)

Local Roads revised to Collector Streets and Roads:

- Industrial Road (T-719)
- Lowther Road (T-882)
- Grandview Drive (T-962)
- Beacon Hill Boulevard (T-752)

Goal 3:

Develop a non-motorized trail, path, and sidewalk plan to connect areas of existing and proposed development to Township parks and the proposed York County park, as well as to the Yellow Breeches park and water trail in Lower Allen Township.

A dedicated trail/path/sidewalk system was recommended by many residents at both the Public Meeting and in the survey. The first step of the Plan would be to take inventory of all existing trails and sidewalks as well as to inventory residents who use the road network to ride for pleasure or commuting. Future developments, especially those in the northwestern part of the Township will continue to be required to connect to the trail/path/sidewalk system. Common destinations such as Roof Park should be included.



Recommendations for development should include the design recommendations of the York County Bicycle and Pedestrian Plan. Safe Routes to Schools projects should be identified as well as possible funding sources from PennDOT's Transportation Alternatives Set Aside (TASA) funding program.

Goal 4:

Increase pedestrian and bicycle safety throughout the Township.

- Objective 1: Incorporate bicycle and pedestrian improvements into new road and bridge projects.
- Objective 2: Upgrade shoulders during paving projects.

The York County Bicycle and Pedestrian Plan (Plan) was prepared by the York County Planning Commission and adopted by YAMPO's Coordinating Committee in 2023. Action #2 of the Plan is to "Reduce the bicycle level of stress on critical road corridors. YAMPO conducted a Bicycle Level of Stress study that utilized speed limit data, traffic volumes, shoulder conditions, land use intensity, and topography. Road segments were graded from 1 or "comfortable", to 5 or "very stressful." Most major roadways studied in Fairview Township were rated either 3 or 4. The Plan also includes a Guide for Bicycle Facilities dependent upon roadway type and Level of Stress measure. Facilities include separated bike lanes and shared-use paths, buffered bike lanes, and sharrows which are shared lane road markings.

Goal 5:

Increase availability of access to public transportation in the growth areas.

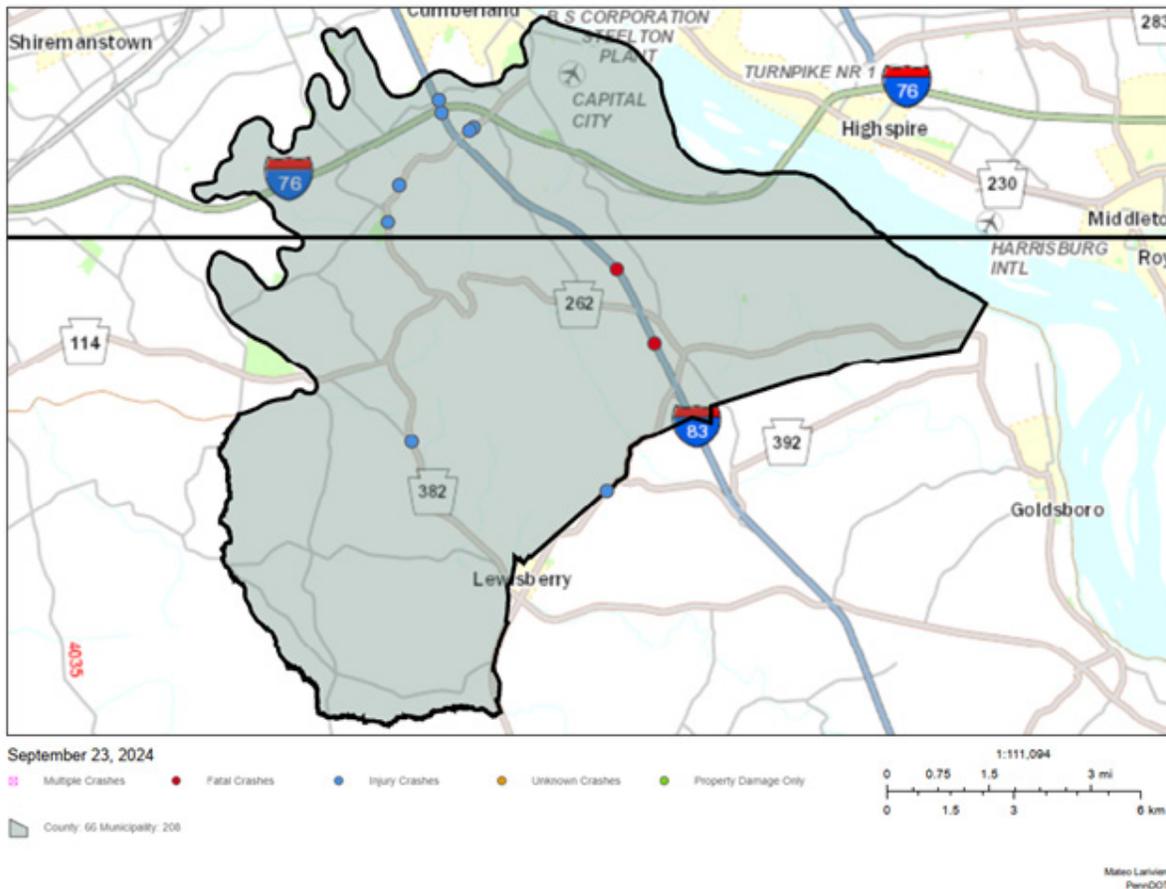
- Objective 1: Incentivize the Fairview Crossings developer to provide a shared-ride public transportation parking area at the intersection of I-83 and Lewisberry Road.
- Objective 2: Work with Capital Area Transit (CAT) to expand bus service along I-83.
- Objective 3: Promote public transportation availability in the Township's newsletter and on the website

Goal 6:

Implement Complete Streets Recommendations that are Context-Sensitive and Enable Safe and Comfortable Travel Options for All Users.

The Federal Highway Administration (FHWA) requires all states to develop a Vulnerable Road User (VRU) Safety Assessment as part of their Highway Safety Improvement Program (HSIP). The VRU measures injuries and fatalities for people who are walking, biking, or rolling.

PennDOT identified 10 VRU crashes in Fairview Township between 8/31/2019 and 9/1/2024, with two crashes identified as fatal, four as suspected major injury, and four as suspected minor injury. The most serious of those crashes occurred on April 17, 2024, with the deaths of three construction workers in a work zone along I-83.



The York County Planning Commission found that Fairview Township was among the highest municipalities in York County in VRU crashes. This is partially due to the Township’s often steep and curved road network, and that some of these crashes are located on either I-83 or the Pennsylvania Turnpike.

The FHWA encourages states and communities to adopt and implement Complete Streets policies that prioritize the safety of all users in transportation network planning, design, construction, and operations. Complete Streets standards or policies are defined as those which “ensure the safe and adequate accommodation of all users of the transportation system, including pedestrians, bicyclists, public transportation users, children, older individuals, individuals with disabilities, motorists, and freight vehicles.” A Complete Streets Design Model looks at design standards for appropriate speeds; separation of various users in time and space; improvement of connectivity and access for pedestrians, bicyclists and transit riders, including for people with disabilities; and addressing safety issues through implementation of safety countermeasures.

Complete Streets improvements and policies are not one-size-fits-all. Recommendations that are appropriate for urban communities, such as signalized and lighted pedestrian crosswalks, may not be necessary in most rural areas. Complete Streets improvements that would be appropriate for Fairview Township could include the installation of wider road edge lines along with rumble strips to improve visibility and reduce vehicles straying from the travel lane. Other recommendations include improved delineation of horizontal curves through pavement markings, reflective strips or signposts, and improved signage. Another approach taken by municipalities is what is described as a Road Diet, which involves a conversion of an existing road to reduce the number of through lanes and reallocate roadway space to other uses (e.g., bicycle lanes, sidewalks, and parking). Often this will consist of reducing four-lane roads to three lanes, with the middle lane serving as a two-way left-turn lane or combination of median and left-turn lanes. These improvements can reduce travel speeds, ease pedestrian crossing difficulties, and reduce crashes. In rural areas without sidewalks, increasing the paved shoulder width by removing a travel lane can accommodate non-motorized users. A road diet can be a low-cost safety solution when planned in conjunction with a simple pavement overlay.

INTRODUCTION

Fairview Township, while experiencing significant growth in both suburban residential and warehouse/logistics development in the last 10 years, is still characterized mostly by limited low-density residential development, located within the Township's wooded and open spaces (see Existing Land use illustration). Almost 57% of Fairview Township's existing land use is classified as either Agriculture (35.2%) or undeveloped (21.6%). Approximately 29.6% of the land use in the population is in single-family residential use.

Similarly, approximately 60.4% of the Township is zoned RL-Rural Living which permits limited single-family development primarily in the wooded areas of the Township with an additional 19.7 % zoned RS-Single Family Residential (see Zoning Map illustration). Development in the northern part of the Township can be constrained by the presence of karst geology formations.

EXISTING LAND USE



DESIGNATED GROWTH AREA

As part of the previous Comprehensive Plan adopted by the Township in 2010, Primary and Secondary Designated Growth Areas (DGAs) were delineated and adopted (see DGA illustration). There are three large areas of the Township designated as Primary Growth Areas. The Primary Designated Growth Areas preferably include residential and mixed-use development at densities of at least one unit per acre, as well as a mix of commercial, industrial, and institutional uses.

The first primary DGA is located west of Interstate 83, primarily on either side of the PA Turnpike in the northwest quadrant of the Township. It includes both areas currently under development in the vicinity of Limekiln Road and Green Lane Drive, as well as existing residential neighborhoods adjacent to Lewisberry Road, Old Forge Road and between Spanglers Mill Road and Green Lane Road north of the PA Turnpike.

The second Primary Designated Growth Area is in the northeast part of the Township and includes a mix of residential and industrial uses. The area is bordered by I-83 to the west and the PA Turnpike to the south. It includes the Capital City Airport and the Defense Logistics Agency's Susquehanna Distribution Center. This area also includes a wide range of residential types and densities including the New Market neighborhood adjacent to the Susquehanna River, a mix of housing types and commercial development adjacent and New Cumberland Borough, and mostly suburban style residential development adjacent to Evergreen Road.

The third Primary Designated Growth Area is in the southcentral part of the Township on either side of I-83. This area is also characterized by a mix of uses, including a large industrial located between Kellinger Road to the south and I-83 to the east.

The Secondary Growth Area covering the Silver Lake area in the southwest part of the Township has been eliminated. The existing development around Silver Lake has been designated as SLV_ Silver Lake Village and the adjoining properties have been designated Rural Living.

The Future Land Use and Designated Growth Areas have been delineated to be consistent with the Township's Zoning Map. In general, areas designated as Rural Living have been excluded from the Designated Growth Areas.

These Designated Growth Areas have been established both to encompass existing large areas of suburban development served by public sewer and water, and to direct future growth in the Township. These areas are served by public sewer and water (see illustration) and are generally located in close proximity to major transportation corridors and interchanges, including the PA Turnpike, I-83 and PA Route 262/Fishing Creek Road. The Designated Growth Areas have been revised to be consistent with the Township's zoning ordinance. Properties zoned Rural Living have been excluded from the DGA, and properties that are zoned for development are included within the DGA.

The Designated Growth Areas not only direct future growth to areas that can be efficiently served by a range of public facilities and utilities, but they also serve to protect from development areas of the Township characterized by limited low-density residential development intermixed with larger areas of open spaces. A review of building permits issued in the last 10 years reflects the success the Township's Designated Growth Areas have achieved. Almost all the recent residential development, including developments such as Green Lane Meadows and Sienna, have been located within the Designated Growth Areas.

PUBLIC INPUT

National Night Out 8/1/23

At the National Night Out event held in 2023, attendees were asked to comment on land use issues in the Township. The following lists some of the concerns:

- More grocery stores.
- Keep rural, zoning rural,
- Do not destroy farmland behind Bunker Hill Road.
- Promote the preservation of open space in the Township.
- Listen to residents' concerns on development.
- Keep some of the rural feel of the Township

Public Meeting 3/27/24

A Public Meeting was held on March 27, 2024, at the Fairview Township Fire Department. The following is a summary of comments related to development in the Township:

- Do not want short-term rentals in currently zoned residential areas. They should go to residential mixed use or commercial areas.
- Too much development near Red Land High School, no more without traffic control and noise reduction.
- Too much development around Fishing Creek/Old York Road, not able to handle increased traffic.
- Commercial development should be along Old York Road from the airport to Newberry Commons.
- Use the I-83 corridor for commercial/retail use.
- Would like to see a focus on housing for lower income, transitional, and emergency.
- Allow development that is useful to residents- shopping, restaurants, grocery stores, home improvement stores.
- Keep small town feel and slow down development.
- Preserve farmland and open space.
- Keep commercial enterprises near I-83.
- No more warehouses.
- Keep development out of Rural Living zoned areas.
- Lagging in modern community amenities such as the Walden and Arcona developments.

Meeting attendees were also asked to describe their vision for Fairview Township.

- Growth, new large businesses for professionals.
- Let us capitalize on the I-83 corridor for commercial development to expand tax revenues.
- Intensive, affordable housing/ houses for first time homeowners/ more affordable development for single-family homes.
- Limit new development and apartment buildings.
- Allow single-family houses on less than one acre to have chickens.

GOALS AND OBJECTIVES

Goal 1:

Review the Designated Growth Area Potential Map (see illustration) to determine the location, development type, and timing of future growth in the Township.

The Township has approximately 70 parcels located within its Designated Growth Areas which are at least 10 acres in size, classified as Agriculture, Open Space, or some form of Park or Recreation, and are zoned for development. Some of the parcels classified as Park and Recreation, although zoned for development may not be able to be developed depending on how the land was acquired. Many open space programs require the land to remain in park use for perpetuity.

Some of these parcels have development plans in the pipeline for plan approval while others, because of lot configuration, topography, or some other limiting factor, may be undevelopable.

Goal 2:

- Coordinate with the Township's Building and Zoning staff, Township Manager, and other Township staff to assign a ranking of probability of development to each parcel. Parcels with subdivision plans either submitted to the Township or preliminarily reviewed by the Township staff would be designated as #1-Imminent potential for development. Parcels where the landowners have contacted Township staff concerning its developability will be designated as #2- Short-term possibility of development. Finally, all other listed parcels would be designated as #3- no known development plans.
- Calculate the buildout potential for all parcels designated as either #1 or #2. Utilize proposed residential units or square footage of non-residential development for parcels with pending subdivision plans. Calculate buildout scenarios for properties without subdivision plans using bulk and dimensional requirements of the specific zoning district. Determine potential impacts to the transportation system by calculating trip generations based on potential development.
- Given the scale and type of potential development determined above, the Township can determine if certain zoning classifications are appropriate in specific areas of the Township. For instance, any property currently zoned for higher-intensity, highway-oriented development should be evaluated for potential land use conflicts with neighboring residential uses, and proximity to vital transportation infrastructure such as highway interchanges.
- Maintain commercial, industrial, and high-density housing development and zoning near main arterial roads
- Determine if future development in specific parts of the Designated Growth Areas can be phased to ensure that necessary infrastructure and services are in place and coincide with the buildout of the Designated Growth Area. The Township has received proposals for new residential development in the past five years which would meet or exceed the forecasted housing needs for the Township based on population estimates for the years 2020-2030, or even 2030-2040 if all existing subdivision plans are fully built out. The timing of the phasing could be tied to the rate of buildout of existing subdivision plans.

Encourage solar development on rooftops, barns, and other outbuildings, as well as limited instances on existing impervious surfaces and co-location with other facilities. By using existing opportunities for solar, the Township prefers to limit the conversion of open space and farmland to be developed for solar farms.

Goal 3:

Analyze the existing RL-Rural Living Zoning District to determine if additional regulations for residential development in these are needed.

The RL- Zoning District has been very successful in creating desirable neighborhoods characterized by low-density single-family residential development set amongst the primarily wooded areas of the Township. The Township has also adopted strict regulations for tree clearance and other earth disturbances in these areas.

There are approximately 600 parcels that are over 5 acres in size in the RL Zoning District (see illustration). Most of these could potentially be subdivided to create at least one additional lot given minimum lot size requirements. The potential for additional development may be limited by lot configuration, limited or non-existent road access, and limitations for on-site septic disposal.

Seventeen of these parcels are 100 acres in size or greater. An additional 25 parcels are between 50-100 acres in size.

Objectives:

- Section 300-16. B. (1) (c) of the Zoning Ordinance requires a Natural Resources and Feature Site Inventory for parcels five acres in size or greater. This Inventory shows the general location of the existing natural and man-made features and resources. Priority conservation areas are to be identified and permanently preserved through a deed restriction and conservation easement. Environmental constraints are then subtracted from

the net acreage to calculate the developable area of the tract. The developable area is then divided by 80,000 square feet to determine the permitted number of dwelling units permitted on the tract.

Almost 80% of the parcels of the almost 600 parcels that are five acres or greater in the RL District are 20 acres in size or smaller. An additional 13% are between 25 and 50 acres in size.

The York County Planning Commission has produced a document Protecting York County's Rural Environment-Current Zoning and Preservation Practices that discusses Agricultural Protection Zoning, Agricultural Security Areas, Conservation Easement programs, and the Clean and Green preferential assessment program. It provides examples of zoning regulations adopted by other municipalities in York County. While most of the zoning regulations are intended to protect agricultural resources, they can also be used to protect natural resources as well.

Goal 4:

Focus redevelopment efforts in specific areas of the Township characterized by depressed property values and disinvestment.

Objectives:

- Participate in the York County Land Bank Authority to help facilitate the conversion of vacant and/or tax delinquent properties in order to improve housing opportunities and bring properties back onto the tax rolls.
- Work with the York County Economic Alliance to focus redevelopment efforts in the area of the PA Turnpike/I-83 Interchange. There are several motels in this area that are characterized by disinvestment and increased criminal activity. Targeted reinvestment actions should focus on reimagining the economic potential for this area, Zoning ordinance amendments may also be required to incentivize new development in the area.
- Implement the recommendations of the New Market Redevelopment Concept from the 2010 Fairview Township Comprehensive Plan. The Concept identifies areas for residential, mixed-use, and commercial redevelopment, as well as hiking and biking trails, greenways, and streetscape enhancements.

Goal 5:

Eliminate the designation of the Lewisberry Secondary Designated Growth Area.

The Lewisberry Secondary Designated Growth Area in the southern part of the Township was first designated as part of the 2010 Township Comprehensive Plan. This area was designated as a Growth Area because it was believed to be a natural extension of Lewisberry Borough to the east of Route 382/Lewisberry Road. Public sewer service was extended to serve the residential development that rings Silver Lake. Public water service was not extended to this area. The remaining larger parcels, generally between 20-25 acres in size, that were included in the Secondary Growth Area, have been determined to not be an appropriate location for development in the Township. Therefore, the residential properties that ring Silver Lake have been designated as Village on the Future Land Use/ Designated Growth Area map. The remaining parcels have been designated as Rural Living.

Goal 6:

Evaluate the uses permitted in the CB-Commercial Business, IB- Industrial Business, and AB- Airport Business Zoning Districts to determine if these zoning districts provide opportunities for the establishment of a range of small businesses.

Goal 7:

Encourage the redevelopment of office spaces to permit flex use of these structures.

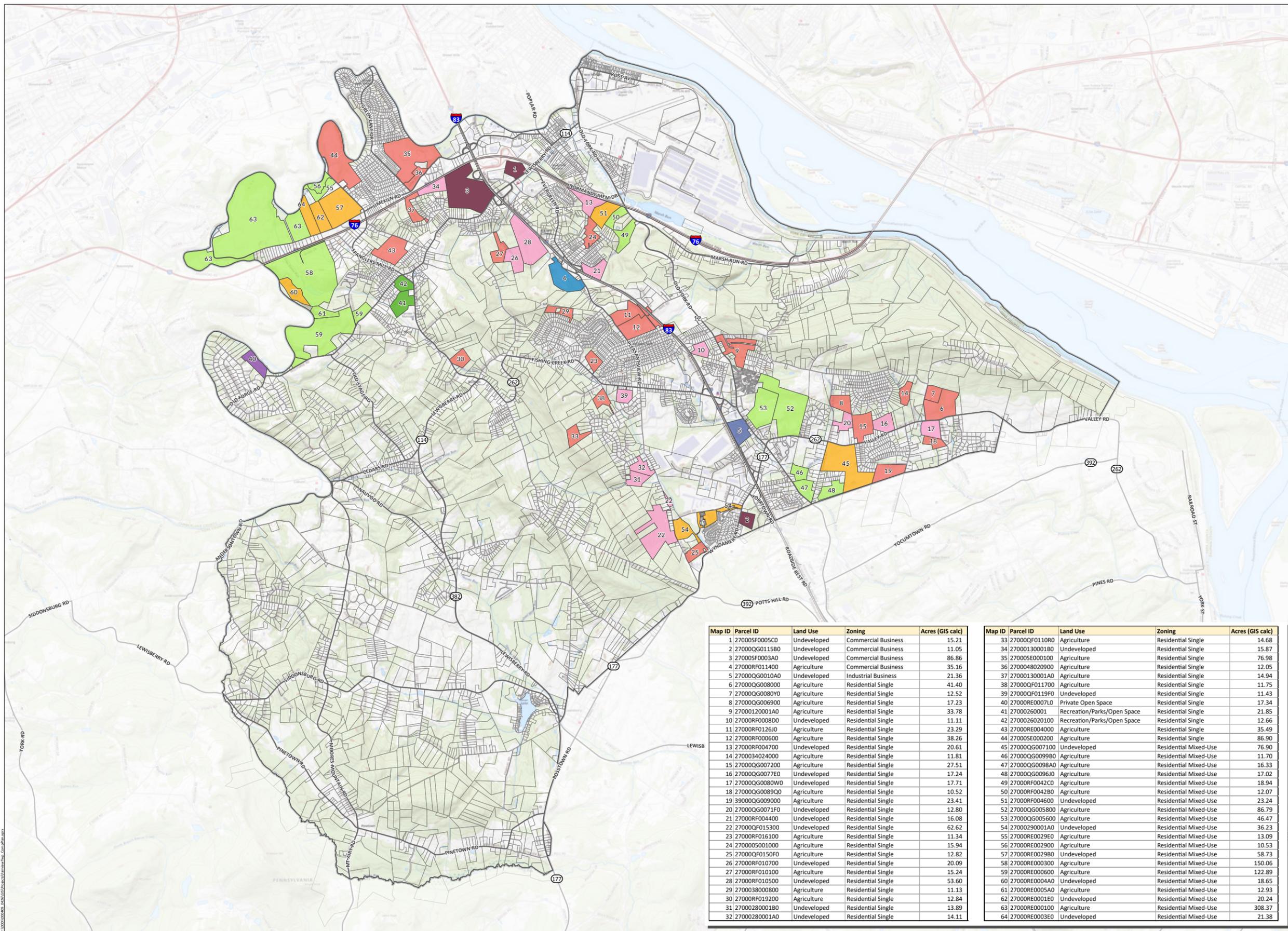
The Township has observed that office space utilization rates have decreased. The zoning ordinance should be amended to permit the redevelopment of these spaces for a variety of uses.

**Fairview Township
Comprehensive Plan**

**Designated Growth Area
Development Potential**

York County, Pennsylvania

- ▭ Fairview Township
- Interstate
- State Roads
- ▭ Parcel Boundaries
- ▭ Designated Growth Area
- ▭ Potential Parcels
- Land Use Code, Zoning Code
- Agriculture, Commercial Business
- Agriculture, Residential Mixed-Use
- Agriculture, Single Family Residential
- Private Open Space, Residential Single
- Recreation/Parks/Open Space, Single Family Residential
- Undeveloped, Commercial Business
- Undeveloped, Industrial Business
- Undeveloped, Residential Mixed-Use
- Undeveloped, Single Family Residential



Map ID	Parcel ID	Land Use	Zoning	Acres (GIS calc)
1	27000SF0005C0	Undeveloped	Commercial Business	15.21
2	27000QG0115B0	Undeveloped	Commercial Business	11.05
3	27000SF0003A0	Undeveloped	Commercial Business	86.86
4	27000RF011400	Agriculture	Commercial Business	35.16
5	27000QG0010A0	Undeveloped	Industrial Business	21.36
6	27000QG008000	Agriculture	Residential Single	41.40
7	27000QG0080Y0	Agriculture	Residential Single	12.52
8	27000QG006900	Agriculture	Residential Single	17.23
9	27000I20001A0	Agriculture	Residential Single	33.78
10	27000RF000800	Undeveloped	Residential Single	11.11
11	27000RF012610	Agriculture	Residential Single	23.29
12	27000RF000600	Agriculture	Residential Single	38.26
13	27000RF004700	Undeveloped	Residential Single	20.61
14	2700034024000	Agriculture	Residential Single	11.81
15	27000QG007200	Agriculture	Residential Single	27.51
16	27000QG0077E0	Undeveloped	Residential Single	17.24
17	27000QG0080W0	Undeveloped	Residential Single	17.71
18	27000QG0089Q0	Agriculture	Residential Single	10.52
19	39000QG009000	Agriculture	Residential Single	23.41
20	27000QG0071F0	Undeveloped	Residential Single	12.80
21	27000RF004400	Undeveloped	Residential Single	16.08
22	27000QF015300	Undeveloped	Residential Single	62.62
23	27000RF016100	Agriculture	Residential Single	11.34
24	27000S0001000	Agriculture	Residential Single	15.94
25	27000QF0150F0	Agriculture	Residential Single	12.82
26	27000RF010700	Undeveloped	Residential Single	20.09
27	27000RF010100	Agriculture	Residential Single	15.24
28	27000RF010500	Undeveloped	Residential Single	53.60
29	2700038000800	Agriculture	Residential Single	11.13
30	27000RF019200	Agriculture	Residential Single	12.84
31	2700028000180	Undeveloped	Residential Single	13.89
32	27000280001A0	Undeveloped	Residential Single	14.11

Map ID	Parcel ID	Land Use	Zoning	Acres (GIS calc)
33	27000QF0110R0	Agriculture	Residential Single	14.68
34	27000I3000180	Undeveloped	Residential Single	15.87
35	27000SE000100	Agriculture	Residential Single	76.98
36	2700048020900	Agriculture	Residential Single	12.05
37	27000I30001A0	Agriculture	Residential Single	14.94
38	27000QF011700	Agriculture	Residential Single	11.75
39	27000QF0119F0	Undeveloped	Residential Single	11.43
40	27000RE0007L0	Private Open Space	Residential Single	17.34
41	27000260001	Recreation/Parks/Open Space	Residential Single	21.85
42	2700026020100	Recreation/Parks/Open Space	Residential Single	12.66
43	27000RE004000	Agriculture	Residential Single	35.49
44	27000SE000200	Agriculture	Residential Single	86.90
45	27000QG007100	Undeveloped	Residential Mixed-Use	76.90
46	27000QG009980	Agriculture	Residential Mixed-Use	11.70
47	27000QG0098A0	Agriculture	Residential Mixed-Use	16.33
48	27000QG0096J0	Agriculture	Residential Mixed-Use	17.02
49	27000RF0042C0	Agriculture	Residential Mixed-Use	18.94
50	27000RF0042B0	Agriculture	Residential Mixed-Use	12.07
51	27000RF004600	Undeveloped	Residential Mixed-Use	23.24
52	27000QG005800	Agriculture	Residential Mixed-Use	86.79
53	27000QG005600	Agriculture	Residential Mixed-Use	46.47
54	27000290001A0	Undeveloped	Residential Mixed-Use	36.23
55	27000RE0029E0	Agriculture	Residential Mixed-Use	13.09
56	27000RE002900	Agriculture	Residential Mixed-Use	10.53
57	27000RE0029B0	Undeveloped	Residential Mixed-Use	58.73
58	27000RE000300	Agriculture	Residential Mixed-Use	150.06
59	27000RE000600	Agriculture	Residential Mixed-Use	122.89
60	27000RE0004A0	Undeveloped	Residential Mixed-Use	18.65
61	27000RE0005A0	Agriculture	Residential Mixed-Use	12.93
62	27000RE0001E0	Undeveloped	Residential Mixed-Use	20.24
63	27000RE000100	Agriculture	Residential Mixed-Use	308.37
64	27000RE0003E0	Undeveloped	Residential Mixed-Use	21.38

0 1,000 2,000 4,000 Feet

Mapping derived from data provided by ESRI, PA DOTS, PA DCNR, York County, USFWS, PennDOT, and USGS.

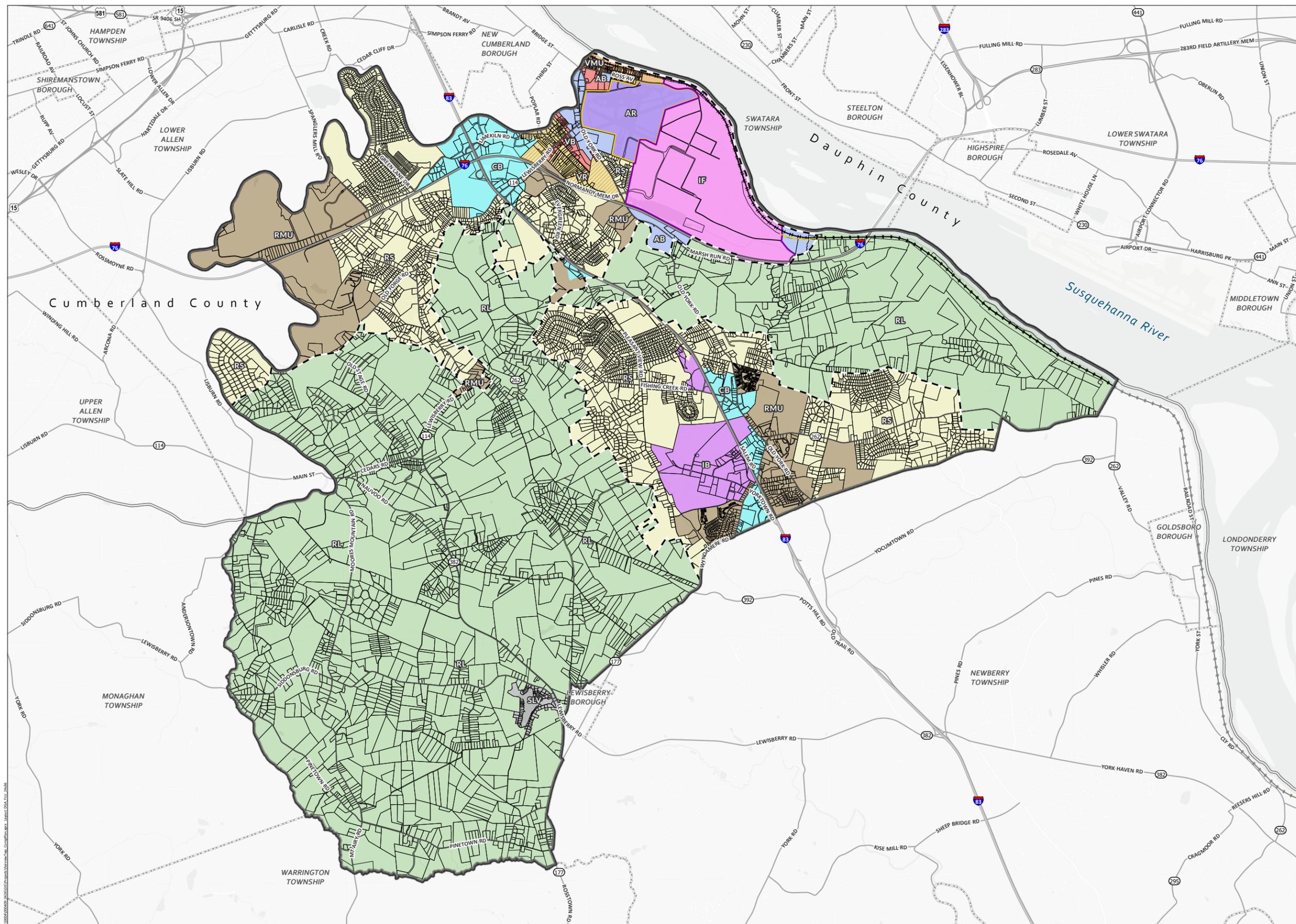
10/28/2024 PM: DS GIS: ALV QA: DS R0004091.0426

HRG
96 South George Street
Suite 300
York, PA 17401
717.892.2636 (phone)
www.hrg-inc.com

**Fairview Township
Comprehensive Plan**

**Future Land Use &
Designated Growth
Areas**

York County, Pennsylvania



- Fairview Township
- County Boundary
- Designated Growth Areas
- Defense Logistics Agency Parcel
- Airport Parcel
- Future Land Use Designation**
- AR- Airport
- AB- Airport Business
- CB- Commercial Business
- IB- Industrial-Business
- IF- Industrial-Federal
- RMU- Residential Mixed-Use
- RS- Single Family Residential
- RL- Rural Living
- SLV- Silver Lake Village
- VB- Village Business
- VMU- Village Mixed-Use
- VR- Village Residential
- York County Parcels
- Municipal Boundaries
- Active Railroad
- Track Exists but not Active
- Interstate
- State Roads

0 1,000 2,000 4,000 Feet

Mapping derived from data provided by GIS, PA DEP, PA DNR, York County, SDPA, PennDOT, and ODES.
12/17/2024 PM: TS GIS: ALV QA: DS 8000408.0425

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FAIRVIEW TOWNSHIP COMPREHENSIVE PLAN UPDATE

New Market Redevelopment Concept

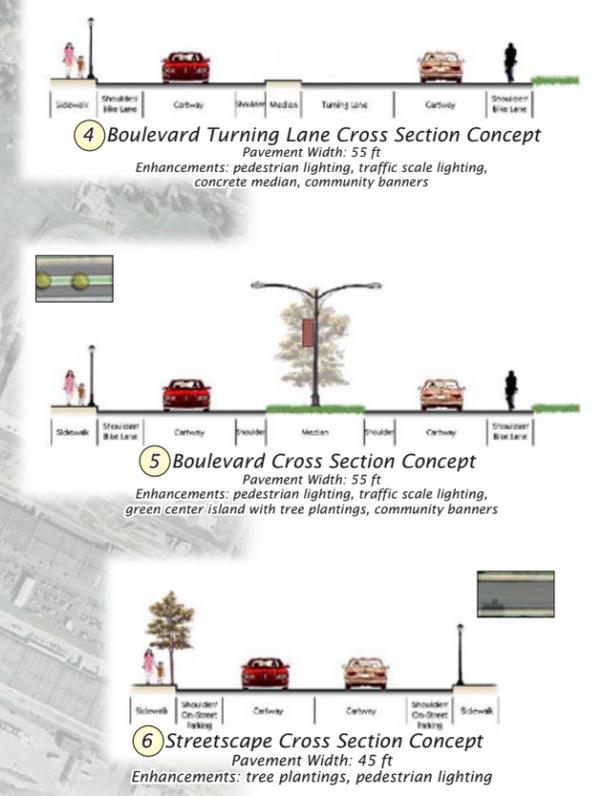
- LEGEND**
-  Community Gateway
 -  Residential Revitalization/Redevelopment Opportunity
 -  Mixed Use Revitalization/Redevelopment Opportunity
 -  Commercial Revitalization/Redevelopment Opportunity
 -  Preservation of a 100 Year Flood Plain Buffer
 -  Potential Pedestrian Hiking & Biking Trail
 -  Potential Greenway
 -  Potential Boulevard Streetscape Enhancements
 -  Potential Streetscape Enhancements

OPPORTUNITIES FOR PUBLIC & PRIVATE INVESTMENT

- Access to waterways
- Hiking & biking trail
- New Market revitalization of older housing units
- Revitalize shopping center
- Enhance park facilities
- Develop new businesses
- Retain natural areas



Since the inclusion of the New Market Redevelopment Concept in the 2010 Fairview Township Comprehensive Plan, the Township has created the Airport Business zoning district and rezoned areas along the Yellow Breeches Creek to Airport Business. The Future Land Use and Designated Growth Areas plan map (see above) has also designated properties on Old York Road for Airport Business use.



ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND BUILDING CODE AMENDMENTS

Housing:

1. Create zoning and permitting incentives to facilitate affordable housing units for infill development, rehabilitation, and adaptive reuse of non-residential properties, while ensuring compatibility with existing residential neighborhoods.

The Zoning Ordinance permits a range of housing types in all residential zoning districts except the RL District, where public sewer and water service are generally not available, and the RS Single Family Residential zoning district. Furthermore, the Zoning Ordinance permits higher-density residential development in almost all residential zoning districts, ranging from 6 units per acre in the RMU District to 16 units per acre in the Commercial Business District.

The Zoning Ordinance could be amended to allow apartment conversions, currently permitted by special exception in the RMU, VR, and VMU Districts, as a permitted use in those districts. It could also allow apartment conversions by special exception of existing nonconforming, nonresidential uses in the RS District.

2. Amend the Zoning Ordinance to include regulations for short-term rentals.

The Fairview Township Zoning Ordinance currently does not include a definition of, or regulations, of short-term rentals (STRs). It does, however, define a Bed and Breakfast (B & B) as “An owner-occupied or manager-occupied establishment within a single-family detached dwelling and/or the associated accessory structure, providing temporary, overnight lodging accommodations in sleeping rooms/units for transient guests and related meal service for compensation. Bed-and-breakfast may also host accommodations for private events (e.g., weddings and conferences). Temporary, overnight lodging occurs within individual sleeping rooms/units which do not contain cooking facilities.” B & Bs are permitted by right in the RL, RMU, VMU, and AB zoning districts, and by special exception in the RS and VR zoning district.

From a land use standpoint there is little difference between an STR and a B & B. Both are commercial uses typically located in residential neighborhoods. However, almost all municipal regulations require the homeowner of the B & B to live in the property, while short-term rentals often do not. STRs in other locations have become nuisances to their residential neighbors because of the lack of an on-site homeowner or manager, and because of the number of guests that rent the property.

The Township should reexamine which zoning districts are appropriate for both B & Bs and STRs. They should also include the same operational regulations, such as signage and parking requirements, for STRs as B & Bs. If a homeowner is not required at the STR, a property manager must be identified, and the contact information provided to the Township. The number of guests shall not exceed two persons per bedroom. As with B & Bs, the maximum length stay shall be 30 continuous days.

3. Increase opportunities for Accessory Dwelling Units (ADUs) in all zoning districts.

Currently, accessory apartments are permitted by Special Exception only in the RMU and SMU Districts with a minimum square footage of 350 square feet and a maximum of 800 square feet.

An accessory apartment is defined as “An individual independent dwelling unit, incorporated into the principal or accessory building or structure located on an owner-occupied lot upon which the permitted principal use is a single-family detached dwelling...”

The Pennsylvania State Planning Board has produced a guide entitled Local Housing Affordability and Inclusionary Zoning Toolkit (2023). This Toolkit defines an Accessory dwelling unit (ADU) as a secondary housing unit on the same property as a primary residence. The ADU is typically much smaller than the primary residence on the site. In most cases, the larger housing unit is occupied by the owner of the property. An ADU might be part of the structure of the main dwelling unit, or it might be a stand-alone structure. Often, these are converted garages, or apartments over a garage.

The Toolkit notes that ADUs are used in many ways. They are often referred to as “granny flats” as a widespread reason homeowners build them or convert existing space for them is to house an elderly family member, often a widowed parent, to give them independence in their living space, but to have them close to provide oversight and care without the stress and strain of having to travel to provide that care. An ADU can also provide an independent housing option for a family member with a disability. ADUs can also be a key tool in providing an affordable housing options for the community

The Fairview Township Zoning Ordinance currently permits accessory apartments within either the principal or accessory structure. The Ordinance could also allow stand-alone accessory dwellings to be used. The Township could add limitations on the size of these dwellings as well as the locations on the lot where these dwellings could be placed.

A second option to expand the opportunity for ADUs in the Township is to permit them in the RL- Rural Living and RS-Single Family Residential zoning districts. As noted earlier, approximately 80% of the Township is zoned either RL or RS.

4. Evaluate zoning ordinance and building codes to encourage and permit universal design features.

Universal Design has been defined as “Design that’s usable by all people, to the greatest extent possible, without the need for adaption or specialized design.” The Americans With Disabilities Act requires accessible design for public spaces and multi-family residential development but not for single-family homes.

The Center for Universal Design offers seven principles of universal design which can be applied to residential uses:

- **Equitable use.**
Implement the recommendations of the New Market Redevelopment Concept from the 2010 Fairview Township Comprehensive Plan. The Concept identifies areas for residential, mixed-use, and commercial redevelopment, as well as hiking and biking trails, greenways, and streetscape enhancements.
- **Intuitive use.**
Intuitive design features promote simplicity of use, such as a rocker panel light switch which can quickly and easily be turned on or off.
- **Perceptible information.**
Perceptible information simplifies tasks for all users. An example is a thermostat with enlarged visual information, tactile design, and high-contrast colors.
- **Tolerance for error.**
Design features can accommodate tolerance for error to provide safety features which limit the chance of harm for users. An example of this is locating a microwave at waist level so users are not at risk of dropping hot food on themselves.

- Low physical effort.
Universal design in residential uses should promote design features which allow for efficient and comfortable use for all users while limiting fatigue. For example, lever-style handles in place of doorknobs may be operated with a range of motions, such as with an elbow or a closed fist.
- Size and space for approach and use.
Residences should be designed with respect to users of all body sizes, postures, and means of mobility. Examples of this include open floor plans which permit wide turning motions for those in wheelchairs, or open areas for children to play while their caretaker can look on from another room.

The Residential Universal Design Building Code has been developed to supplement existing residential building codes. The Code includes alternative standards for all areas of the home as well as parking areas, entranceways, and the location of electrical outlets, light switches, and alarm systems.

Natural & Cultural Resources:

1. Amend Section 300-33 of the Zoning Ordinance, Buffer and screening regulations, Subsection C, to require native materials be used for buffer yard areas. The PA Department of Conservation and Natural Resources has published a Landscaping with Natives brochure which lists plants native to Pennsylvania that can be used in a variety of locations depending upon the amount of sunlight and whether an area is moist or dry. The PA Native Plant Society also has an extensive amount of information on native plants and landscaping.

Similarly, trees and native plants can be used in stormwater management (SWM) design as a Best Management Practice (BMP) for applicants attempting to meet their Municipal Separate Storm Sewer (MS4) requirements. Natural, or green, systems, including wetlands and meadows, that mimic natural hydrology, have increasingly been utilized for stormwater management relative to traditional gray systems which emphasize pipes and stormwater basins. Utilizing native plants in stormwater management can reduce runoff and erosion, improve water quality, and enhance infiltration and groundwater recharge.

The Center for Watershed Protection (CWP) recently worked with the Chester County (PA) Water Resources Authority for water restoration projects in the Delaware River basin. The CWP provided stormwater modeling and Total Daily Maximum Daily Load (TDML) compliance. They also created an Urban BMP Load Reduction Calculation Tool for the Christina Basin to simplify calculations in determining pollution reduction for various BMPs, including native plantings.

Parks & Recreation:

1. Review and revise mandatory dedication of open space standards to reflect Township policy of developers responsible for smaller parks and Township responsible for larger parks.

Section 260-33 of the Township's Subdivision and Land Development Ordinance includes the requirements for mandatory dedication of open space or the payment of a fee-in-lieu of dedication. Section 260-33 A. includes a statement "... where the Township considers that a local recreation site is necessary to carry out the purposes of this chapter..." Include a paragraph to this section that states "The Township generally prefers that smaller park and recreation facilities be provided by and maintained by private developers, homeowners, and Homeowner Associations, and that the Township will be responsible for larger facilities."

The Township should analyze the existing mandatory dedication and fee-in-lieu requirements based on need and current market rates.

Transportation:

1. Update Transportation Impact Fees regulation.

The Township's Transportation Impact Fees regulations were adopted in 2015. To assess fees for transportation improvements, the Township was required to develop a land use assumptions report, a Roadway Sufficiency Analysis which identified traffic deficiencies and needed improvements, and a Transportation Capital

Improvements Plan which identified costs, implementation priorities, and funding sources. Transportation improvements for almost all the identified deficiencies have been either completed or programmed for construction.

Since 2015 there have been significant changes in land used in the Township with new residential developments constructed as well as significant warehouse and industrial development. The Land Use Assumptions report should be updated, and the Roadway Sufficiency Analysis revised to reflect roadway deficiencies not previously identified. This will revise the priority list for project completion in the Transportation Capital Improvements Plan.

Land Use:

1. Maintain commercial, industrial, and high-density housing development and zoning near main arterial roads.

Utilize the Buildout Potential map and table to monitor development of these land uses that have the potential for greater impacts on the transportation network and other infrastructure. The Township should continuously update the analysis of developable land in these zoning districts as new development proposals are received. Although the Township can't impose impact fees for new non-residential development, it can conduct similar land use assumptions and traffic projection analysis. Trip generation estimates can be used for generalized land use categories such as warehouse and distribution to calculate potential impacts on adjacent roadways and intersections, public sewer and water estimates, and other infrastructure.

2. Evaluate the uses permitted in the CB-Commercial Business, IB- Industrial Business, and AB- Airport Business Zoning Districts to determine if these zoning districts provide opportunities for the establishment of a range of small businesses.

FUNDING OPPORTUNITIES

Housing:

1. Work with the Department of Community and Economic Development's Keystone Communities Program to create an Elm Street program targeting the New Market village area of the Township. The goals of the Elm Street program would be to increase homeownership, improve the existing housing stock, increase safety, and community beautification efforts. Designation of an Elm Street Program would provide for targeted investment in specific needs and areas and of reinvestment and redevelopment. DCED funding through an Elm Street Program could also be combined with private investment to focus redevelopment efforts.
2. Apply for Community Development Block Grant funding, provided for by the U.S. Department of Housing and Urban Development and administered by DCED, to assist with housing rehabilitation, infrastructure improvements including streets and sidewalks, and economic development efforts in the New Market village and the I-83/Turnpike interchange areas.

Proposed CDBG projects must meet one of the following criteria to be eligible for funding:

- Benefit low- and moderate-income persons.
- Help to prevent urban blight and eliminate slums.
- Address urgent community development needs that present a serious and immediate community health and welfare threat for which no other funding is available.

3. Work with the Redevelopment Authority of the County of York to rehabilitate properties through grant and loan funding, master planning, and blight designation.

Natural & Cultural Resources:

1. Apply to the Federal Emergency Management Agency (FEMA) for funding to plan and prepare for future natural hazards. The following four funding programs aid municipalities to prepare for flooding and other natural disasters.

- Building Resilient Infrastructure and Communities (BRIC) - BRIC provides cost-share funding for hazard mitigation projects such as flood control projects, utility and infrastructure protection, and building code updates.
- U.S. Army Corps of Engineers' Continuing Authorities Program (CAP) allows municipalities to work with the Corps to plan, design, and implement water resources projects without specific Congressional authorization for each project. The Federal Emergency Management Agency's (FEMA Hazard Mitigation Assistance (HMA) programs provide funding for mitigation measures that reduce or eliminate long-term risk to people and property from future disasters. Three of the programs are Flood Mitigation Assistance, the Building Resilient Infrastructure and Communities program, and Pre-Disaster Mitigation.
- Pre-Disaster Mitigation (PDM) - these funds allow governments to plan for and implement sustainable cost-effective measures designed to reduce the risk to individuals and property from future natural hazards.
- FEMA's hazard mitigation assistance grants provide funding for communities looking to protect against losses from disasters, and in advance of disasters.

Parks & Recreation:

1. Apply for a Community Conservation Partnerships Program (C2P2) funding through the Department of Conservation and Natural Resources (DCNR) to prepare a Comprehensive Park, Recreation, Open Space and Greenway Plan (CPROSG).

There are several public park and recreation areas in the Township that serve populations ranging from individual neighborhoods to Township wide. The Township has also expressed an interest in creating water trail access to Yellow Breeches Creek. This could be tied to Yellow Breeches Creek Park, a 14-acre facility in Lower Allen Township in Cumberland County, that provides boating and access to Yellow Breeches Creek. York County is also creating a new county park in the Township that will provide views of the Susquehanna River.

A CPROSG Plan would help the Township to coordinate these resources and determine if there are gaps in the trail network that could connect these resources. Existing park facilities would be inventoried as well as recommendations for updates and replacements of facilities. The Plan could also help the Township plan for the park and recreation needs for the Freedom Square development, as well as review and update the mandatory dedication and fees in lieu requirements in the Subdivision and Land Development Ordinance.

ENVIRONMENTAL ADVISORY COMMITTEE

1. Form an Environmental Advisory Council to recommend actions to the Board of Supervisors for the protection, conservation, management, promotion, and use of natural resources within the Township.

An Environmental Advisory Council (EAC) is authorized by state law and is group of community residents, appointed by the elected officials, to advise them and other municipal officials about the protection, conservation, management, promotion, and use of natural resources. EAC's have been formed by other communities to inform the elected officials on several community environmental projects such as greenway and trail development, riparian buffer plantings, site plan reviews, and habitat conservation and replanting.

- Recommending a consulting horticulturist to assess Township parks and open space for invasive species. The horticulturist should recommend the best measures to eradicate invasive species and identify areas where native plants could/should be reintroduced. The EAC would then be responsible for the dissemination of the findings and proposing a path forward.
- Consult on projects such as creating an outdoor gathering place on the Fairview Township side of the Sheepford Bridge, and/or at the site of the former Mt. Zion Elementary School.
- Work toward a goal of 70% native plants throughout the Township.
- Plan/provide environmental education programming in parks and/or schools.

PUBLIC INPUT

STEERING COMMITTEE MEETINGS

STEERING COMMITTEE MEETING #1:

Location: Fairview Township Municipal Building

November 28, 2023

Attendees:

NAME	COMPANY	PHONE	EMAIL
Tim Staub	HRG	717.819.2158	tstaub@hrg-inc.com
Dean Severson	HRG	717.893.2636	dseverson@hrg-inc.com
Lauren Finn	HRG (former)		
Don Martin	Fairview Township	717.901.5210	donmartin@twp.fairview.pa.us
Andrea Holtry	Recreation Commission	484.832.6695	andrea.holtry@gmail.com
Mark Perry	Community Member	717.649.0552	mark.perry@verizon.net
Bob Kostosky	Planning Commission	717.599.2931	RobertKostosky@verizon.net
Steve Waller	Fairview Township	717.901.5222	swaller@twp.fairview.pa.us
Dan Alderman	Zoning Hearing Board	717.579.2052	DAlderman@naicir.com
Ron Flowers	Planning Commission	(virtual)	ron.flowers@citizensdt.com

INTRODUCTIONS

- Background of HRG, introduction of team members.
- Introductions and backgrounds of present committee members.

OVERVIEW OF COMPREHENSIVE PLANNING BY HRG

- A long-term plan and vision for the growth and development of a municipality.
- A decision-making guide for elected officials.
- Recommendations & strategies to address community challenges and embrace opportunities.
- Plan components: Demographics, Housing, Transportation, Land use, Parks and Recreation, Economic Development, Public Facilities & Amenities, Natural & Cultural Resources.
- Reminder of previous Comprehensive Plan.

This is an important resource moving forward – look at what the plan aimed to accomplish, what has been accomplished because of the Plan, what still needs work, what is no longer relevant to the Township. Access the plan here.

TREND REPORT HIGHLIGHTS

- Demographics.
 - A growing population that is aging.
 - 8% growth in the past 10 years; 15% growth projected for the next 10 years.

- Housing.
 - 95% owner occupied.
 - Home values exceed those of neighboring townships.

Discussion: Are there enough homes to support a younger workforce interested in moving to the Township? 1800 homes are slated for development, about 1/3 are rentals along with providing a mix of housing type. Focusing on providing housing and infrastructure in the northern part of the township, closer to Harrisburg – this is where increased density fits best. It allows the southern, more rural area of the township to remain as such.

- Transportation.
 - Most residents drive to work.
 - Traffic congestion is a problem with a mix of state and local roads.

Discussion: Residents know the problem locations. The Township has been working on them through the county Transportation Improvement Plan (TIP). In addition, developers are volunteering to install transportation improvements because otherwise they would have to pay the transportation impact fee.

- Parks & Recreation.
 - More outdoor space is needed based on National Park and Recreation Association Standards but there is some on the way. A new 12-acre neighborhood park is in the works. A 400-acre county park may also be in the Township’s future.
- Economy & Development.
 - Fairview has a high median income and low poverty rate relative to York County.
- Land Use.
 - 60% zoned for Rural Living.
 - 12% zoned for all businesses (commercial, retail, industrial, airport).
- Designated Growth Areas.
 - Primary - residential and mixed-use with some commercial, industrial, and institutional uses permitted.

Discussion: “Growth” can be a confusing term because while it is used to determine where growth is going to occur, growth management is also used to ensure that growth does not occur in designated areas as well.

- Public Facilities & Amenities.
 - Rural nature of the township requires on lot water supply and sewage disposal.
 - Fire and emergency services, while currently sufficient, will likely require expansion with anticipated growth and decreasing volunteerism.
- Natural & Cultural Resources.
 - Pollutant Reduction Plans (PRPs) in conjunction with Municipal Separate Storm Sewer System (MS4) requirements.
 - 2 conservation easements = 140 acres.

Discussion: Conservation easements may double in the future.

PUBLIC ENGAGEMENT FEEDBACK

- National Night Out.
 - Attendees were believed to be approximately 2,000 people, which comprised mostly families. It was noted that some participants were located outside the Township.
 - Three activities: Vision Board, Active Connectivity, Map Mark-Up, and a prompt to the survey.
- Survey – 300 responses.
 - The majority of respondents being 55+, 15+ years in the community, no children living in the household.
 - Roof Park, and parks in general, received high accolades.
 - Strong focus on safe mobility – pedestrian and bicycling infrastructure, as well as conservation/preservation.
 - Description of the township emphasized feelings of safety, convenience, quiet, beautiful surroundings, and being a great place to raise a family.

MOVING FORWARD

Discussion of expectations for the coming months.

TELL US WHAT YOU THINK – COMMITTEE MEMBER FEEDBACK

- What do you hope to get out of this process?
 - Better understanding of the information collected – where it comes from, how it is used.
- What are your goals?
- Who is missing? Who should we interview as stakeholders?
 - Young people (high school students?)
 - More rural representation? The township is rural but does not have much active farming.
 - Police and fire chiefs.
 - Airport regarding easements.
 - School district.
 - Neighboring municipalities.
 - Representation from York County.
 - A few committee members named specific people to reach out to and agreed to send HRG their contact information.
- What event can we attend to continue getting to know your community?
 - Blood drive.
 - Virtual event?
 - Additional survey?
 - Focus groups?

WHAT'S NEXT

- Next meeting: TUESDAY, JANUARY 9, 2024, 4:00-6:00PM
- Homework: Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis.
 - Sheet attached to email but complete any way you would like. Please return it ASAP so we can use it at the next meeting.

STEERING COMMITTEE MEETING #2

Location: Fairview Township Municipal Building

January 9, 2024

Attendees:

NAME	COMPANY	PHONE	EMAIL
Tim Staub	HRG	717.819.2158	tstaub@hrg-inc.com
Dean Severson	HRG	717.893.2636	dseverson@hrg-inc.com
Lauren Finn	HRG (former)		
Andrea Holtry	Recreation Commission	484.832.6695	andrea.holtry@gmail.com
Mark Perry	Community Member	717.649.0552	mark.perry@verizon.net
Bob Kostosky	Planning Commission	717.599.2931	RobertKostosky@verizon.net
Steve Waller	Fairview Township	717.901.5222	swaller@twp.fairview.pa.us
Dan Alderman	Zoning Hearing Board	717.579.2052	DAlderman@naicir.com
Ron Flowers	Planning Commission		ron.flowers@citizensdt.com
Roy Livergood	YCPC	717.771.9870	rlivergood.ycpc.org

RECAP

- Prior to the meeting, the committee was provided with the agenda, the PowerPoint presentation, and a compilation SWOT analysis based on members' responses (the homework assignment from the first meeting).
- Tim reviewed the project schedule, discussing what we have done, where we are now, and the path we will be taking over the course of 2024.
- As a reminder of what we completed at the first meeting, we discussed the Trend Report, public engagement (both National Night Out and the survey), and the SWOT analysis.
- There was continued discussion about the demographics of engagement participants and how that impacts the goals of the comprehensive plan.
- Also noted was the upcoming engagement through stakeholder interviews. Committee members should think about who would be appropriate for this, then send the name/position/contact information to Lauren.

VISION, GOALS, AND OBJECTIVES

- Lauren provided an example of a vision, taken from the Fairview Township Growth Management Plan (2010).
 - Committee members liked the emphasis on conservation and open space but also felt it needed updating in terms of what current residents would like to see (restaurants, etc.).
 - Bike/walk/play was not achieved and may not be suitable for the Township.
 - Questions regarding how much weight we put on the survey based on the demographics of respondents.
 - Difficulty of creating a single vision that balances the importance of diverse land uses.
- Lauren provided examples of goals and objectives based on the above plan.
 - Steve provided an example of how zoning ordinances trickle down from the comprehensive plan. He referred to the 1993 plan (first to implement site minimums), then the 2010 plan (growth management) to demonstrate how zoning changes and new regulations are put in place (ex. Natural Resources and Site Inventory).

- Steve also discussed expansion of facilities – how development is impacted by the sewer system. Fairview used to own/control the public sewer system; it is now owned by PA American (the company does need Township approval before implementing change). The Township was forced to expand the system due to issues arising. As a result, a farm that was once undesirable becomes desirable due to access to utilities. This example illustrates how the Township has adopted ordinances in response to current needs.
- If committee members would like to consult the goals and objectives of the 2010 Growth Management Plan, they are here. They will also be provided as HRG covers each topic area, beginning with Housing and Natural & Cultural Resources.

HOUSING

- Dean provided background information on the existing conditions of Fairview Township housing.
- With the current developments lined up, housing diversity is expanding, and available unit numbers are in line with York County population projections.
 - Sienna provides large, diverse housing opportunities. Only 55 units are single-family detached. There are plenty of townhomes (single family attached), apartment buildings, as well as garden apartments.
 - Steve added that there are four additional potential developments that could bring an additional 600 units (predominantly apartments).
- Discussion around the pros and cons of building open space/recreation into new developments versus fee-in-lieu (developers paying fees to parks and recreation department to be invested in other areas).
- The Old Sheraton hotel was redeveloped for workforce housing, providing 100 units at rates as low as \$800/month. Other hotels are showing interest in similar redevelopment. The current ordinance pushes first-floor expansion to commercial use; this may be a limitation for adaptive reuse.
- Assisted living could be something to consider adjusting the way it is currently regulated as the Township reviews zoning ordinances. Many Township residents would likely be interested in “aging in place” but the market has not been pursued based on current requirements.

HOUSING GOALS

- Balance growth and rural areas. Some committee members feel that there should be no more density than what is in Sienna; Single -family homes are important to the character of the Township.
- Sienna only uses ¼ of the land that can be potentially developed.
- Steve raised the consideration of Base Re-alignment and Closure (BRAC) for the Defense Logistics Agency (DLA) in New Cumberland. It has been discussed in the past but has not come to fruition. If it did, what would that look like for the Township?
- Need to look at designated neighborhood developments and the issue of access (flag lots).
- Regarding rural development, need to look at zoning, utilities, and geology. In some instances, lot minimums reflect lack of facility accessibility. For example, DEP requirements deem rural soil not suitable for a septic system without a lot minimum (currently about 2.2 acres).

NATURAL & CULTURAL RESOURCES

- Need to identify agricultural preservation properties. There are many more of these than Agricultural Security Areas and/or properties conserved by the Farm and Natural Land Trust of York County.
- The current acreage preserved by Farmland Trust is about to double.
- County has purchased land in the Township to be protected open space/passive recreation area.
- 1993 Plan had slope and tree caliber protection requirements which were considered cumbersome and removed in the 2010 Plan.
- The historic home of Ashton Hursh is in the process of being converted to a half-way house. The Township does have an adaptive re-use ordinance; it does not have a demolition ordinance.

WHAT'S NEXT

- Next meeting: TUESDAY, MARCH 12, 2024, 4:00-6:00PM
- Homework:
 - Review goals and objectives from 2010 Plan for Housing and Natural & Cultural Resources (attached).
 - Think about and draft goals for the 2024 Plan (Work sheets attached). Send these to Lauren to compile. You can do this however you feel most comfortable (word document, directly into an email, print & write then send a photo). Whatever works!
 - Send names, township affiliation, and contact information for potential stakeholder interviewees.
 - HRG will coordinate with Township staff to get a public meeting on the schedule and publication about the event into the newsletter.
 - HRG will consider how to most effectively obtain input from younger residents (student council, PTO, elementary school email, etc.).

STEERING COMMITTEE, MEETING #3

Location: Fairview Township Municipal Building

March 12, 2024

Attendees:

NAME	COMPANY	PHONE	EMAIL
Tim Staub	HRG	717.819.2158	tstaub@hrg-inc.com
Dean Severson	HRG	717.893.2636	dseverson@hrg-inc.com
Lauren Finn	HRG (former)		
Andrea Holtry	Recreation Commission	484.832.6695	andrea.holtry@gmail.com
Mark Perry	Community Member	717.649.0552	mark.perry@verizon.net
Bob Kostosky	Planning Commission	717.599.2931	RobertKostosky@verizon.net
John Jones	Board of Supervisors	717.901.5323	jwj445@gmail.com
Steve Waller	Fairview Township	717.901.5222	swaller@twp.fairview.pa.us
Dan Alderman	Zoning Hearing Board	717.579.2052	DAlderman@naicir.com
Ron Flowers	Planning Commission		ron.flowers@citizensdt.com
Roy Livergood	YCPC	717.771.9870	rlivergood.ycpc.org

RECAP

- Prior to the meeting, the committee was provided with the agenda, the PowerPoint presentation, Housing and Natural & Cultural Resources DRAFT reports with goals & objectives, Facilities and Parks & Recreation DRAFT initial reports, and the DRAFT Stakeholder Report.
- Lauren reviewed the project schedule, discussing what we have done, where we are now, and the path we will be taking over the course of 2024.
- As a reminder of what we completed at the second meeting, we discussed the Housing and Natural & Cultural Resources DRAFT reports.

PARKS & RECREATION

- Lauren provided an overview of the Township’s park facilities.
 - Based on current park acreage, Fairview falls far below the National Recreation and Park Association (NRPA) standards for acreage (per 1000 residents), compared to other comparably sized municipalities.
 - Lauren agreed that the addition of the 250-acre county park, which will be developed over the next 5 years, will help achieve this.
 - Upon calculation, the county park will enable Fairview to surpass the median of this standard. It is important to keep in mind that the county park will be solely for passive, not active, recreation.
 - Mt. Zion school will also add an additional 11-acres. The purposes of this space are yet to be determined.
 - Fairview residents often visit parks in Lower Allen due to their proximity, size, and opportunity to take dogs. Dogs are not permitted in Fairview Township parks. This may be something to look at going forward, perhaps at Mt. Zion? Residents would like a place to bring their dogs – not necessarily a dog park – but a park where you are permitted to walk your dog on a leash.
- A York County Park is coming to Fairview Township via acquisition of three properties.
 - 135-acre, Whittock property – this has been acquired; the purchase will be closing soon.
 - 92-acre, Ritchey property – the County has put in for grant funding to acquire this.
 - 28-acre, Ritchey property – this has been acquired by the York County Parks Foundation Charitable Trust, which is seeking funding to recover some of the costs. The property will eventually be transferred to the County.
 - 250-acres in total, over the next 5 years.
 - The county will install infrastructure (Thorley Rd., a new road leading into the park, and a parking lot).

COMMUNITY FACILITIES

- Dean discussed some of the stakeholder interviews we had – fire, police, EMS – particularly with regard to growth and new developments. There is a need to calculate projections of residents to plan long range budgets for facilities.
- While a general standard is to recommend 1 police office per every 1000 residents, this is no longer how it is done. More variables are taken into account – location, number of calls, crime rate, etc. Still, new developments will likely necessitate additional hires.
- The fire department is currently all volunteer with part-time paid drivers. There is also the idea of having a firehouse near the growth areas for response time purposes. The Township currently has 6 live-in firefighters.

UPCOMING PUBLIC MEETING

- School district public meeting notice went out prior to Township notice, which caused some confusion.
- The intent of the meeting is to help residents understand the comprehensive planning process, where we currently are in the process, and to give them opportunities to share their perspectives,
- We will have a 15-minute presentation to introduce ourselves, the committee, and the planning process.
- Then, we will have 4 tables for people to visit: land use, transportation, parks, and “the parking lot” (for all questions not covered by the other tables).

OTHER DISCUSSION

- Stakeholder report – Draft incorrectly named Mike Markovic as a participant instead of Mike LeVan. The former chose not to attend; the latter was present. This has been corrected.
- There were some questions regarding how HRG reports are gathered/put together. All data comes from the U.S. Census Bureau or York County. We combine this data with information gathered through the steering committee and public input. This is all considered in relation to planning trends on the local, regional, state, and national levels.
- Concern was voiced that HRG’s interpretation of 95% rural is a negative but Township sees it as a positive. It is our responsibility to advocate for diverse housing options.
- There seems to be a need for more education about the distinction of growth areas – to further clarify where growth will not take place – areas that will remain rural.
- People who bought homes in rural areas because that was what they wanted, were shocked by the growth/development that followed the sale of the Hemp property. They did not know they were in a designated growth area.

WHAT’S NEXT

- PUBLIC MEETING – WEDNESDAY, MARCH 27, 6-8PM, AT THE FIRESTATION
- Homework:
 - Review goals of Housing and Natural Resources.
 - Draft goals for Facilities and Parks & Recreation – Send to Lauren by May 7th.
- Next meeting: Tuesday, May 21st.

STEERING COMMITTEE MEETING #4

Location: Fairview Township Municipal Building

May 21, 2024

Attendees:

NAME	COMPANY	PHONE	EMAIL
Dean Severson	HRG	717.893.2636	dseverson@hrg-inc.com
Andrea Holtry	Recreation Commission	484.832.6695	andrea.holtry@gmail.com
Mark Perry	Community Member	717.649.0552	mark.perry@verizon.net
Bob Kostosky	Planning Commission	717.599.2931	RobertKostosky@verizon.net
Steve Waller	Fairview Township	717.901.5222	swaller@twp.fairview.pa.us
Dan Alderman	Zoning Hearing Board	717.579.2052	DAlderman@naicir.com
Ron Flowers	Planning Commission		ron.flowers@citizensdt.com
Roy Livergood	YCPC	717.771.9870	rlivergood.ycpc.org

RECAP

Mark Perry asked that the Housing Chapter be revised to remove the wording promoting bonuses and incentives for a mix of housing types and densities. The Steering Committee agreed with this revision. Steve Waller also explained that the RL-Rural Living zoning district has incentives in place for developers to preserve large areas of open space when subdividing lots for residential development. He also said that, because of DEP minimum lot size requirements based on nitrate levels in on-lot water supplies, the effective minimum lot size in the RL district is currently averaging between 2 ½ to 3 acres. The Committee also supported incentives for redeveloping blighted properties in certain areas of the Township such as the New Garden area.

The Steering Committee discussed the public comments from the March 27 open house. Ron Flowers noted that many people requested that the RTL zoning district stay the way it is. Mark Perry said that one resident asked why the meeting didn't include a question-and-answer format for questions from the audience. The Committee felt that the stations' format worked better to receive more public input. Some of the meeting attendees asked why the Township needed to accommodate all types of housing. It was explained that this was a requirement of the Municipalities Planning Code. Bob Kostosky felt that the feedback received was consistent from all community members.

The Committee discussed the old Mount Zion school site and discussions to turn it into a Township park. Andrea Holtry noted that there has been discussion at the Recreation Commission meeting with some suggestions including a memorial tree garden and a pavilion that could be rented to the public.

Dean Severson distributed a compilation of the draft chapters of the Plan, including the Transportation and Future Land Use chapters. Steve Waller discussed the status of intersection improvements identified in the Township's Roadway Sufficiency Analysis (RSA). Almost all of the recommended improvements have been installed, or are programmed to be installed, as required by the Township's Traffic Impact Fee requirements. He noted that the Township allows developers to either pay the Township a fee to construct the improvements, or to install them themselves. If developers install the improvements, it is typically 30% less expensive because the Township has to pay prevailing wage.

Dean Severson discussed the recommendation to update the Township's roadway classifications. The roadway classification refers to the function that a road serves, either as a local, collector, or arterial road. Almost all local roads are Township roads, almost all arterials are owned by PaDOT, and arterials are owned by both the Township and PaDOT. Steve Waller noted that the Township has periodically updated some roads in the Township.

Dean Severson next reviewed the draft recommendations in the Future Land use chapter. He provided an overview of the developability analysis of undeveloped lands within the Township's Designated Growth Areas, as well as the developability analysis of larger parcels in the RL zoning district. Roy Livergood cautioned that some of the land use classifications in the County's assessment database may not be accurate or up to date. Steve Waller noted that steep slope and forestry regulations were removed from the RL district in the early 2000s, but that steep slope restrictions are indirectly enforced through on-lot sewer regulations. Steeply sloped lands often have greater physical limitations for on-lot sewage disposal.

The Committee discussed PA American owning the Township's sewage collection system and treatment facilities. Steve Waller noted that the Siena development was outside of the growth area identified in the Township's Act 537 Sewage Facilities Plan but was zoned for development. This discrepancy was noted by the DEP and the Act 537 Plan was amended to include Siena.

Dean Severson asked the Committee to review all of the draft chapters of the Comprehensive Plan before the next Steering Committee meeting and to submit comments and revisions. The next meeting of the Steering Committee was scheduled for July 9th from 4:00-6:00 p.m.

STEERING COMMITTEE MEETING #5

Location: Fairview Township Municipal Building

July 9, 2024

Attendees:

NAME	COMPANY	PHONE	EMAIL
Tim Staub	HRG	717.819.2158	tstaub@hrg-inc.com
Dean Severson	HRG	717.893.2636	dseverson@hrg-inc.com
Don Martin	Fairview Township	717.901.5210	dmartin@twp.fairview.pa.us
Andrea Holtry	Recreation Commission	484.832.6695	andrea.holtry@gmail.com
Mark Perry	Community Member	717.649.0552	mark.perry@verizon.net
Bob Kostosky	Planning Commission	717.599.2931	RobertKostosky@verizon.net
Steve Waller	Fairview Township	717.901.5222	swaller@twp.fairview.pa.us
Dan Alderman	Zoning Hearing Board	717.579.2052	DAlderman@naicir.com
Ron Flowers	Planning Commission		ron.flowers@citizensdt.com
Roy Livergood	YCPC	717.771.9870	rlivergood.ycpc.org

RECAP

Dean discussed the roles and responsibilities that a Township Environmental Advisory Committee could play. Tim stated that EAC's in other municipalities have focused on a range of environmental issues, including natural lands preservation. Roy mentioned that Hellam Township has a very active EAC.

Bob stated that he wasn't familiar with the history of New Market and that he found the historical description in the previous comprehensive plan to be very informative. He asked that this information be included in the draft comprehensive plan. Steve mentioned that there has been very little redevelopment occurring in this area, primarily because most of the lots are very narrow and hard to redevelop. He also said that approximately three-fourths of the lots are in the 100-year floodplain. He said that after the last comprehensive plan was adopted, the zoning ordinance was amended to permit redevelopment. He noted that there has been some new development in the areas that are zoned Airport Business.

Steve stated the properties in the area qualify for Community Development Block Grant (CDBG) funding because they meet low-income eligibility requirements. He mentioned that the property identified as a Community Gateway in the previous comprehensive plan is too unaffordable for the Township to purchase. He noted that a hiking/biking/water recreation trail in the area would be desirable because it could provide access to the Yellow Breeches Creek and could provide a connection to the New Cumberland Borough Park located on the other side of the creek. A trail system could also connect to McCollum Park adjacent to the Susquehanna River, and Hempt Field on Springers Lane.

Dean discussed potential future development in the RL- Rural Living zoned areas of the Township. He noted the minimum lot size permitted in the RL District but that DEP on-lot sewage requirements may require larger lot sizes. Steve noted that if public sewer is ever extended to these areas the DEP size limitations for on-lot sewage disposal would not apply. He also said that if a property is proposed to be developed and it is within 1,000 feet of an existing public sewer line, the developer would have to justify why they shouldn't be required to hook up to public sewer. He also noted that some of the largest undeveloped properties currently zoned RL will not be developed because the landowner has no interest in developing.

Ron asked that the secondary Growth Area located around Lewisberry be examined to determine if it is still necessary. The Committee discussed redevelopment in the area of the I-83/PA Turnpike interchange. Steve noted that there has been interest by some developers for redevelopment of hotels into residential properties, similar to the REVI development. Andrea noted the value of providing a range of housing types within existing structures while Steve noted that residential redevelopment would bring in less property tax to the Township than commercial development. He also stated that residential development will often require more Township services, and that commercial uses often provided their own services such as snowplowing.

Dan stated that the Township needs more areas for small business to locate. Steve noted that in the RL District, agricultural structures could be adaptively reused for business uses. The Committee said that this could be a good use to be located in Village areas in the Township. Tim noted many existing office uses may be underutilized and that the zoning ordinance could be revised to permit flex use of these structures. Dan recommended that zoning could also be developed to limit the size of commercial development permitted in these areas, allowing smaller businesses opportunities to develop. Bob recommended that these areas be called Small Business Growth Areas and that there could be a cluster of these areas in different parts of the Township. The Lewisberry Growth Area could be a good location to permit these types of uses.

The Committee next discussed mandatory dedication of open space and payment of fees-in-lieu of dedication. The Committee that they wanted open spaces in new developments but not necessarily places that would require a lot of maintenance. Steve noted that Siena has an internal recreation component that is private and is paid for by the Homeowners Association. He mentioned that Township staff works with developers to determine if a land dedication would be preferred or if a fee should be paid. He noted that the Green Lane Meadows development is located adjacent to the Yellow Breeches Creek and that the developer dedicated land to be used for a kayak launch. He stated that the Township is also looking at another access point to the creek. He said that the developer of Siena created their own open space and also paid a fee-in-lieu to the Township.

The Committee requested that the Parks and Recreation section of the plan be rewritten to state that the Township generally prefers that smaller park and recreation facilities be provided and maintained by private developers, and that the Township would be responsible for larger facilities. The Township staff should continue to work with developers to determine whether land dedications, fees-i-lieu, or a combination of both be provided, dependent upon the needs of the Township.

Dean Severson noted that the next meeting of the Steering Committee was scheduled for September 11th from 4:00-6:00 p.m.

STEERING COMMITTEE MEETING #6

Location: Fairview Township Municipal Building

September 17, 2024

Attendees:

NAME	COMPANY	PHONE	EMAIL
Dean Severson	HRG	717.893.2636	dseverson@hrg-inc.com
Don Martin	Fairview Township	717.901.5210	dmartin@twp.fairview.pa.us
Andrea Holtry	Recreation Commission	484.832.6695	andrea.holtry@gmail.com
Mark Perry	Community Member	717.649.0552	mark.perry@verizon.net
Bob Kostosky	Planning Commission	717.599.2931	RobertKostosky@verizon.net
Steve Waller	Fairview Township	717.901.5222	swaller@twp.fairview.pa.us
Dan Alderman	Zoning Hearing Board	717.579.2052	DAlderman@naicir.com
Ron Flowers	Planning Commission		ron.flowers@citizensdt.com
Roy Livergood	YCPC	717.771.9870	rlivergood.ycpc.org

RECAP

Dean reviewed each of the Plan Chapters in the Comprehensive Plan. The following is a list of topics discussed and changes made to the draft Comprehensive Plan:

1. Housing Chapter, Goal 1, 4th bulleted objective:
 - The Zoning Ordinance permits a range of housing types in the RMU- Residential Mixed Use, VR- Village Residential, VMU-Village Mixed Use, VB- Village Business, and CB Commercial Business Districts.”
 - Committee decision: Remove CB- Commercial Business from the list. The Committee noted that the CB District is primarily a commercial zoning district which permits residential uses as an accessory use, while the other zoning districts are primarily residential districts.
2. Housing Chapter, Goal 1, 5th bulleted objective:
 - “Maintain a minimum lot size of two acres for all new development in the RL- Rural Living District, as well as limit overall residential development in the RLDistrict.”
 - The Committee discussed increasing the minimum lot size in the RL District, possibly to four acres. It was decided to recommend maintaining the two acre minimum lot size.
3. Agricultural, Natural and Cultural Resources map:
 - The Committee recommended that this map also identify historic resources in the Township. The Township’s Agricultural Security Areas and preserved farms should also be added to this map.
4. Natural and Cultural Resources Chapter, Goal 7, Require developers to provide neighborhood-scale recreation facilities:
 - Revise the first sentence of the recommendation: “The Township generally prefers that smaller park and recreation facilities be provided by private developers, and maintained by private developers or Homeowners Associations, and that the Township would be responsible for larger facilities.”

5. Parks and Recreation Chapter, Neighborhood Parks, Future Township Park- Mount Zion:
 - “The Township has purchased the former Mount Zion Elementary School site at 850 Lewisberry Road. It is currently planning the future development and use of the 10.15-acre property.”

Add to this paragraph: “It is recommended that the Township make Mount Zion Park a dog-friendly park.”

6. Parks and Recreation Chapter, Neighborhood Parks:
 - Change the name of Ann Park to Paul R. Eichelberger Memorial Park.
 - Roof Park- add to the list of facilities, “pickleball courts.”
7. Future York County Park:
 - Revise acreage of future County park to reflect removal of Balkovic property from acreage total.
8. Parks and Recreation Chapter, Goal 1, “Require developers to provide neighborhood-scale recreation facilities”:
 - Revise the first sentence of recommendation: “The Township generally prefers that smaller park and recreation facilities be provided by private developers, and maintained by private developers or Homeowners Associations, and that the Township would be responsible for larger facilities.”
9. Parks and Recreation Chapter, Goal 2, Review and revise mandatory dedication of open space standards to reflect Township policy of developers being responsible for the development smaller parks and the Township responsible for larger parks.
 - Revise the first sentence of the recommendation: “The Township is currently analyzing should analyze the existing mandatory dedication and fee-in-lieu requirement based on need and current market rates.”
10. Parks and Recreation Chapter, Goal 3, 2nd bulleted objective:
 - “Permit dog walking, on leash, and provide dog waste depots, in all Township parks excluding Roof Park.”
11. Community Facilities Chapter, Emergency Services, Fire:
 - Add a sentence to this section: “Fairview Township, has authorized making the position of Fire Department Chief a full-time paid position, effective October 1, 2024.”
12. Revise the Community Facilities and Public Utilities map:
 - Revise the Public Sewer area to include all of the northwest part of the Township.
13. Move the Active Transportation map from the Transportation Chapter to the Parks and Recreation Chapter.
14. Transportation Chapter, combine the Functional Classification map with the Transportation Improvements map, and the list of intersection improvements identified in the Transportation Impact Fees study.
15. Transportation Chapter, add a 5th Goal:
 - “Implement Complete Streets Recommendations that are Context-Sensitive and Enable Safe and Comfortable Travel Options for All Users.”
 - The Committee discussed recent findings by the York County Planning Commission that Fairview Township was among the highest municipalities in traffic fatalities in all of York County. It was noted that, because of the Township’s often steep topography, many Township roads are steep, curved,

and many times have little or no shoulders. Any roadway improvements must also be context-sensitive recognizing Fairview Township's rural nature.

16. Revise the Lewsiberry Secondary Growth Area to be designated a Small Business Growth Area.
 - The Committee discussed in depth two specific issues: 1) whether the Lewisberry Secondary Growth Area should continue to be designated a Growth Area; and 2) how the Township should provide opportunities for landowners to conduct small businesses on their properties. The Committee decided that, even though this area of the Township is adjacent to Lewisberry Borough and it is served by public sewer service, it isn't an area that should be considered a growth area. It doesn't have public water service, almost all of the lots around Silver Lake are small and already developed. The remaining parcels that comprise the Secondary Growth Area are not considered appropriate for development.

Therefore, the Future Land Use map will be revised to reflect the following changes:

The designation Secondary Growth Area will be removed from the Future Land Use map and Plan.

The lots that surround Silver Lake will be designated a Village on the Future Land Use map.

The other larger parcels, approximately 20-25 acres in size, that are within the current Secondary Growth Area, will be designated as Rural Living on the Future Land Use map.

The Committee decided that, in place of designating a specific area or areas on the Future Land Use map for Small Business Growth, the Comprehensive Plan would recommend that the zoning ordinance be revised to allow greater opportunities for property owners to operate small businesses on their properties. Any revisions to the Zoning Ordinance to allow expanded opportunities for small businesses would first have to determine in which zoning districts this would be appropriate, the minimum lot size and building setbacks needed to conduct these businesses, and performance measures to minimize impacts on neighbors.

Dean Severson noted that the next meeting of the Steering Committee was scheduled for October 9th from 4:00-6:00 p.m.

STAKEHOLDER INTERVIEWS

Davis Holland, Police Chief, Eric Hawkins, Fire Chief, Jeremy Maugans, EMS Chief

THEMES

- All were very satisfied with their relationship with the Township. They felt supported in programming and financially, while offering each agency independence. No complaints regarding access to equipment; believe the Township processes to be transparent. They also felt respected by the community. Not the same complaining that you get in other areas. All noted the success of National Night Out.

All noted the increase in call volume and that this will continue to increase and likely have a ripple effect. For example, right now the police can have officers scattered on patrol, which increases overall safety for the community. Increasing call volume requires more officers to be available (on-hand).

- They also noted the increase in problematic activity around the hotels near the highway. Easy access to both York and Harrisburg attracts a transient population prone to drug use, and criminal activity. Even the hotel that was converted to apartments is beginning to have issues.

- As they contemplated growth, they recognized the need for additional equipment and staff, but all felt this would be manageable. Do not see growth as a hindrance to Township services.
- The senior population is also a consideration as many service calls come from the elderly. This population, as well as lower-income families, that rely on publicly funded health insurance pose a financial threat for EMS so increases in these populations would require additional consideration. Still, no reason to believe support would not be available.

WEST SHORE SCHOOL DISTRICT

Brett Sanders, Director of Operations and Planning

- The school district is well-informed about the current and future growth. Information does not necessarily come from the Township but rather from a software program, Decision Insight.
- A feasibility study was conducted in 2016. Since that, every summer the company provides research insight regarding demographics.
- An interesting note about Arcona – it attracted older residents who were looking to downsize. Those folks sold their homes and moved, opening single-family homes to new residents. The school district was watching and planning for an increased population due to new residents (including children) in Arcona. Instead, the population increase came from the now turned-over older neighborhoods, impacting where the students attend school.
- Two new buildings for 5th and 6th grade (intermediate) – one will feed to Cedar Cliff, the other to Redland. Removing 5th grade from elementary, and 6th grade from middle schools will allow for 20% growth in population.
- Transportation issues:
 - One lane bridge across Yellow Breeches – buses cannot cross, shifts where students attend HS.
 - Road improvements that should have been done by the Township (Stetler Rd) – but got wrapped up in school site development.
 - Intersection of Valley/Binehauer – PennDOT impact study found that no improvements were needed. There is not a lot of buss traffic there now, but there will be!
 - Dealing with pushback when “Option A” is the most safe, explaining that this does not make “Option B” unsafe.

YORK COUNTY PARKS

Teddy Fisher

- Background: The land under discussion was previously of interest to the Lancaster Conservancy and DCNR, when Highlands Conservation Act (Federal) grants were awarded at the state, not county, level. With changes in legislation, the agreement of sale for the Wittock property was transferred to York County Parks. The Highland grant is being used in conjunction with grant awards from the Community Conservation Partnerships Program (C2P2).
- The future county park consists of three separate parcels.
 - 135-acre, Whittock property – this has been acquired; the purchase will be closing soon.
 - 92-acre, Ritchey property – the County has put in for grant funding to acquire this.
 - 28-acre, Ritchey property – this has been acquired by the York County Parks Foundation Charitable Trust, which is seeking funding to recover some of the costs. The property will eventually be transferred to the County.
 - Ultimately the park will add over 250-acres of open space to Fairview Township for passive recreation.
- The Whittock property will be held by the County by summer 2024, the other two properties will likely be held by end of 2025. Because Whittock is land-locked, work cannot begin in earnest until the other properties are acquired. These properties provide the necessary road access.
- Funding will be sought to create gravel parking lots, as well as build a trail network. The time estimate for this is 5 years.

- During this time the County will conduct an inventory of the land to document key environmental features.
- The county will likely rely on volunteers (outdoor recreation groups, scouts, etc.) for maintenance of the park trails. Given the wooded terrain, mowing will not be a factor in maintenance.

SUSQUEHANNA AREA REGIONAL AIRPORT AUTHORITY (SARAA)

Timothy Edwards, Executive Director, Jamie Sides, Deputy Director of Maintenance

- It has a very cordial relationship with the Township. Attending some Board of Supervisors meetings, when not possible, reading the minutes.
- When SARAA did their Master Plan, it worked with the Township. The Township has a representative on the SARAA Board.
- There are 5 SARAA employees stationed at CXY. Overall, SARAA has 114 full time employees to operate 1 commercial service airport and 3 general aviation airports. There are approximately 150 people on-site at CXY working for the FAA and Cargill (flight academy, aircraft maintenance).
- Operations (take-offs/landings) = on average 2500/month; 30% is corporate.
- SARAA does currently have a Capital Plan. It includes design/construction/rehab to runways, a parallel taxi line, potentially a new hanger – nothing that would impact current land use/zoning.
- Greatest concerns from their perspective regarding growth/development:
 - Airport Zoning, height restrictions. Property at 107 Old York Rd. It was for sale, going to be multi-use, re-zoned airport/industrial. Now for sale again? The property impacts the approach to Runway 12z. Airport has been in touch with realtor (Bennett Williams) about taking down trees.
 - All along Old York Road – trees, lighting, landscape can impact runway.
 - Development near the Turnpike/83 incline in terrain impacts the height of buildings. Height restrictions in new developments would benefit the airport, the number and type of aircraft able to land – impacts revenue.
 - In 2017 on Lewisberry Rd., there was a proposed development, Fairview Crossroads. SARAA provided formal notice of the existence of airport owned aviation easements, that would be used if necessary to protect the airspace over the property.
 - The area is currently still wooded but another developer has expressed interest (Sheetz?).
 - Want the Township to keep growth consistent with the airport. Residential/schools/daycare cause the most problems – complain about noise, lights (rotating beacon and reels at end of runways on 24/7), even though they know the airport is there when they purchase the property. “We did not know it was that busy!”
 - Commercial/industrial development is most compatible with the airport.
- Stormwater is a problem. Above ground basins attract wildlife (birds). Airport already has to manage wildlife due to Yellow Breeches and the river. FAA regulations require stormwater to drain within 24 hours to prevent wildlife from impacting airport operations.
- Electrical service is a concern with development – the infrastructure is aged and barely meets current demands. Will there be additional substations?
- Water service is also an issue. The airport is at the end of the line. Fire hydrants do not get the necessary pressure needed. When trucks must come out, they need to bring a tank because they know the hydrants won’t be enough/have enough power. This is a public safety issue.
- Sink holes. A big problem on airport grounds. Elsewhere? They fill several hundred/year.
- Traffic – particularly when DLA lets out at Old Depot/Old York – there is no signal, acute angle = capacity issue.
- Happy to provide details on airport easements if it would be helpful for developers to understand the airport overlay.

RESIDENT, FORMER REAL ESTATE APPRAISOR

Vicki Wickwire

- Attends all Township meetings and when she can't, watches the live streams.
- Was part of the initial National Nite Out and has been active with it since.
- She understands the balance between knowing what she would like to see in the community and what is the greatest benefit for the majority.
- Sees the residential developments coming quickly and is concerned that the Township infrastructure is not ready – from emergency vehicles and equipment to height restrictions, and increased traffic – there is a lot to consider. She remembers when developers were not interested in Fairview due to the water/sewer ownership – now it is easier for developers to come in.
- She is not “anti-development” – she does feel like there are things that simply would not work in the municipality’s environment. One example is bike lanes – the roads are not wide enough, and the topography really does not allow for it.
- Not every open space should be turned into a park. The developments dedicate land that turns into nothing, why not just take the money and actually do something with it? Long-term maintenance of small parks is an ongoing issue.
- Disappointed to hear about the survey responses. Lots of people said they did not know about it. People often ask her about Township information. She is always happy to help but also refers them to the Township offices. Residents are received well by township staff. The staff are not trying to keep secrets but there are still a great deal people just do not know. Increased transparency from staff would go a long way.
- Residents are also not clear on topics such as the difference between school taxes and township taxes. They are fortunate to be financially fluid but not everyone understands what that means.
- In most instances, if you want something, you need to leave the Township. Would be nice to have a restaurant (not a pizza joint!)
- Keep redevelopment close to 83/turnpike – keeps residents happy and the best potential to bring people here. But even with that, there is increased traffic through neighborhoods when people try to avoid those areas.
- Fairview is a bit of a black hole between York and Harrisburg – there is nothing here, no reason to come. Residents do not want development, but they also complain that they lack stores and restaurants.

RESIDENTS, FOCUS GROUPS

Dave Smoker, Mike LeVan, Michelle Goddard, one anonymous participant

- A top priority was lack of involvement in the planning process. Did not feel that the municipality has been transparent, often telling residents that they would be involved but never hearing about meetings and opportunities to provide input.
 - - Referenced a meeting (last year?) where 40 community members were present and told that they would have an opportunity to contribute but none have heard anything. (We talked about the upcoming public meeting.)
 - - Do not feel they are being heard by the Board.
 - - Questioned personal/financial connections between the Board and township staff with the McNaughton Company.
- Concerns regarding whether cost/benefit due diligence is being conducted regarding growth/development relative to the need for increased township staff, fire/police.
- Value rural living. That is why people move here. Roof Park is a definite strength, but it would be nice to see increased access to it via a walking path from nearby neighborhoods. The recycling center is also a big strength, even though it was built in a residential area and is quite noisy at times.

- A lot of conversation about infrastructure/road conditions. Roads are not built for the increased traffic that will come with growth/development. Lights at intersections (Sprangler/Lime Kiln), potholes, shoulders (Lewisberry Rd.), speed control, hills and winding terrain.
 - Are there plans for road improvements?
 - Is there a comprehensive road plan? Are impact fees being collected from developers?
 - State-owned roads versus Township owned?
- Impact of development on other resources
 - Are schools in the loop regarding future development (Sienna)? The new school that was just built will hit maximum capacity in no time.
 - Will Roof Park be sufficient?
 - Problems with water/sewer – failures on properties, plans to prevent this in future development?
- Very concerned about density. **DO NOT WANT TO BECOME LOWER ALLEN!**
- Questions about Mt. Zion school property? Sheepford Road Bridge? Can the Township have a larger role in what happens to the property on their side?

WILD ONES (ALSO RESIDENTS) – SOUTH CENTRAL PA CHAPTER OF NATIONAL ORGANIZATION

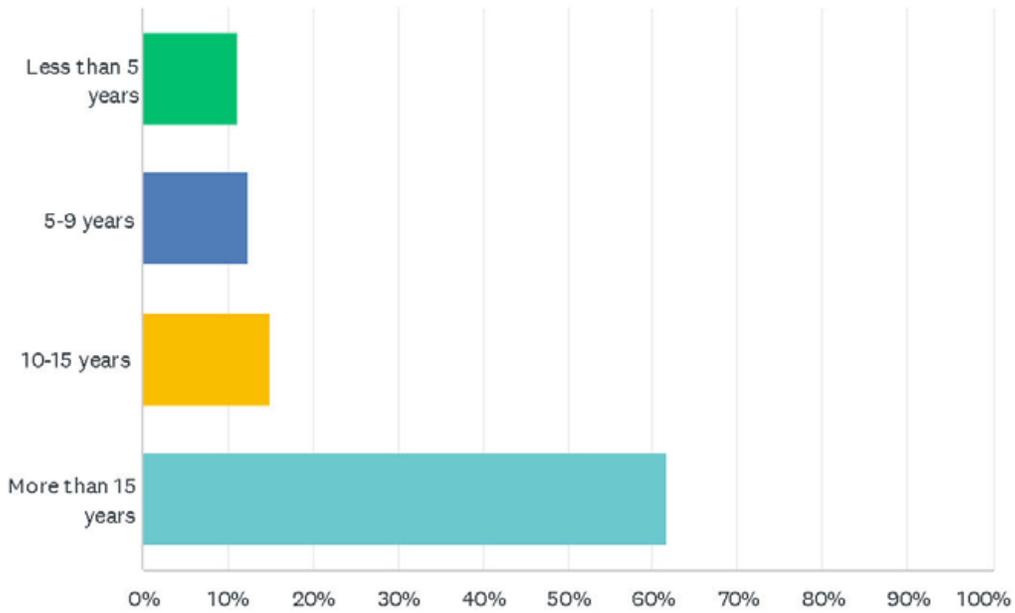
Shawna Raymond, Lorrie Preston, Debra Latsha, Timothy Hoover, Susan Lindsay (not part of org, but a life-long environmentalist)

- The primary focus of this group is the importance of native plants throughout the environment – including the life cycles and habitat of several species, attracting diverse species of birds, stormwater management, and the proliferation of woodlands.
- The Township needs to find a way to heighten and highlight the importance of recognizing invasive species, removing them, and replacing them with natives.
 - The National Wildlife Fund has a list of keystone native plants by zip code.
 - Proposed conducting park audits to address the issue of invasive plants in public natural spaces.
 - The Township should consider converting smaller parks into native plant meadows.
 - Educating homeowners about how to tend to natives – low maintenance, does not equal no maintenance.
 - Hiring a specialist (in house or contract) to care for natives throughout the Township.
- There was discussion about ordinances that promote planting natives and prevent homeowners' associations from denying homeowners the right to do so.
- Establishing a goal for 70% of the Township to grow natives – in meadows, woodlands, private property, and public property.
- The property of the former Mt. Zion Elementary School – being converted into a park – would be a great place to start with natives from the beginning. In contrast to Roof Park, which is devoid of natives.
- Need more connectivity between natural resources to link bigger forested areas.
- Natives are included in the Best Practices for meeting MS4 requirements.
- Concerns about the overpopulation of deer due to land development. This will deplete the woodlands as the deer thrive on natives. This has a domino effect on a multitude of bird and insect species and the sustainability of their habitats.
- More voice in the Township.
 - Programming – might include plant identification, rain gardens, school activities – volunteers from Wild Ones, Audubon, Master Gardeners.
 - Environmental Advisory Committee.
 - Becoming a “Bird Town” (Camp Hill may serve as an example).

COMMUNITY SURVEY RESULTS

Q1 How long have you lived in Fairview Township?

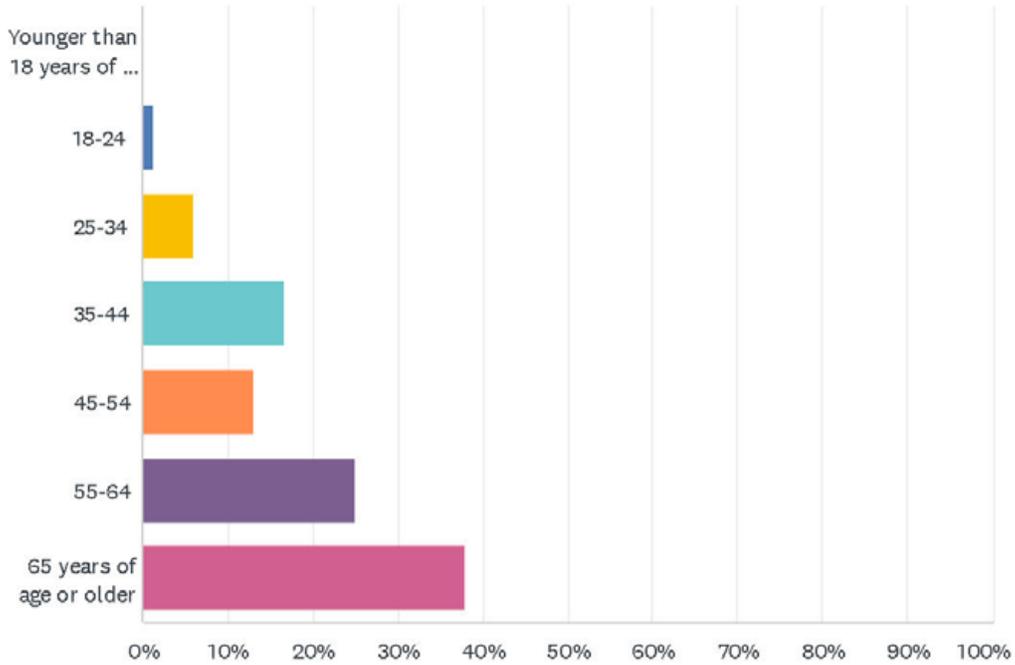
Answered: 300 Skipped: 0



ANSWER CHOICES	RESPONSES
Less than 5 years	11.00% 33
5-9 years	12.33% 37
10-15 years	15.00% 45
More than 15 years	61.67% 185
TOTAL	300

Q2 In what age range do you fall?

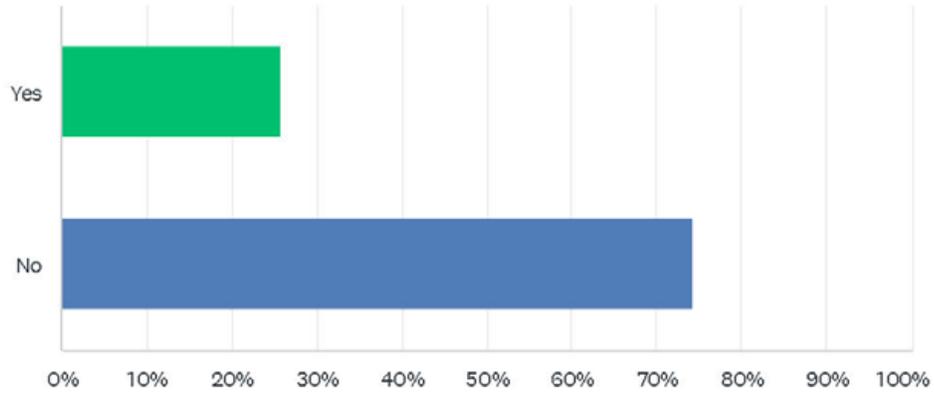
Answered: 300 Skipped: 0



ANSWER CHOICES	RESPONSES	
Younger than 18 years of age	0.00%	0
18-24	1.33%	4
25-34	6.00%	18
35-44	16.67%	50
45-54	13.00%	39
55-64	25.00%	75
65 years of age or older	38.00%	114
TOTAL		300

Q3 Are there children in your household?

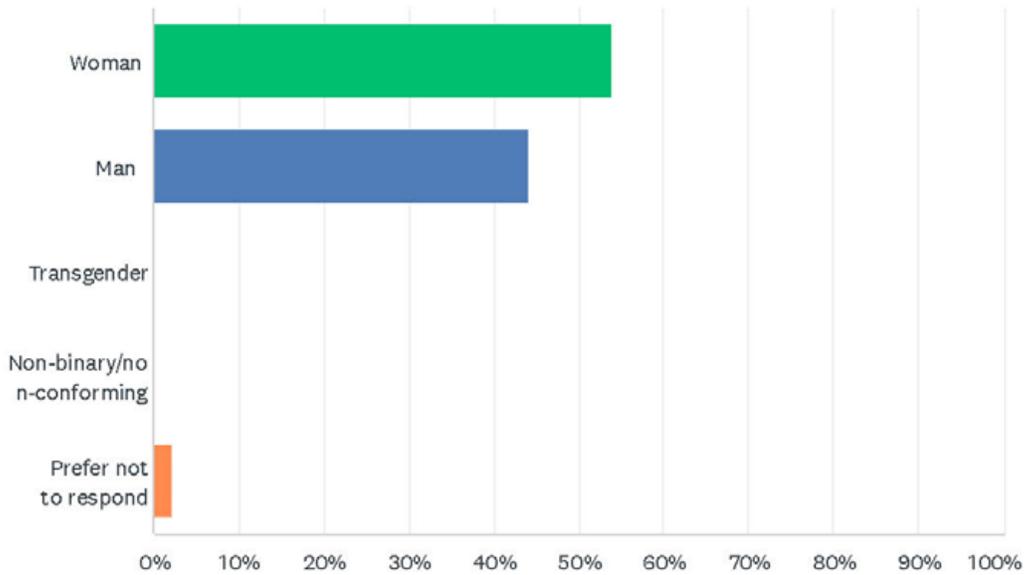
Answered: 295 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	25.76%	76
No	74.24%	219
TOTAL		295

Q4 Please identify your gender:

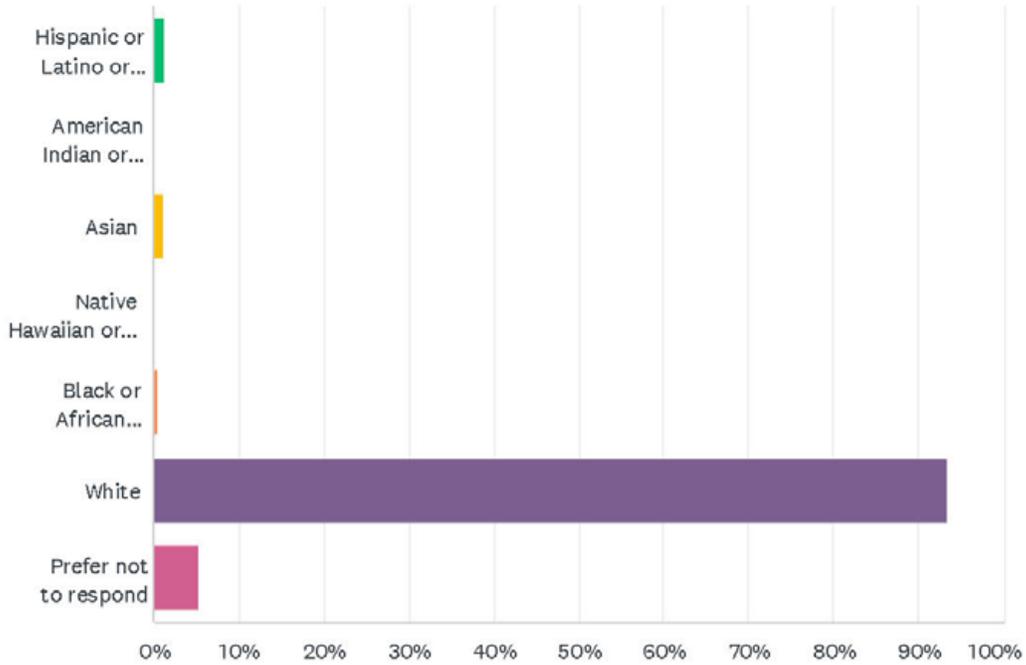
Answered: 295 Skipped: 5



ANSWER CHOICES	RESPONSES	
Woman	53.90%	159
Man	44.07%	130
Transgender	0.00%	0
Non-binary/non-conforming	0.00%	0
Prefer not to respond	2.03%	6
TOTAL		295

Q5 Please identify your race. Select all that apply:

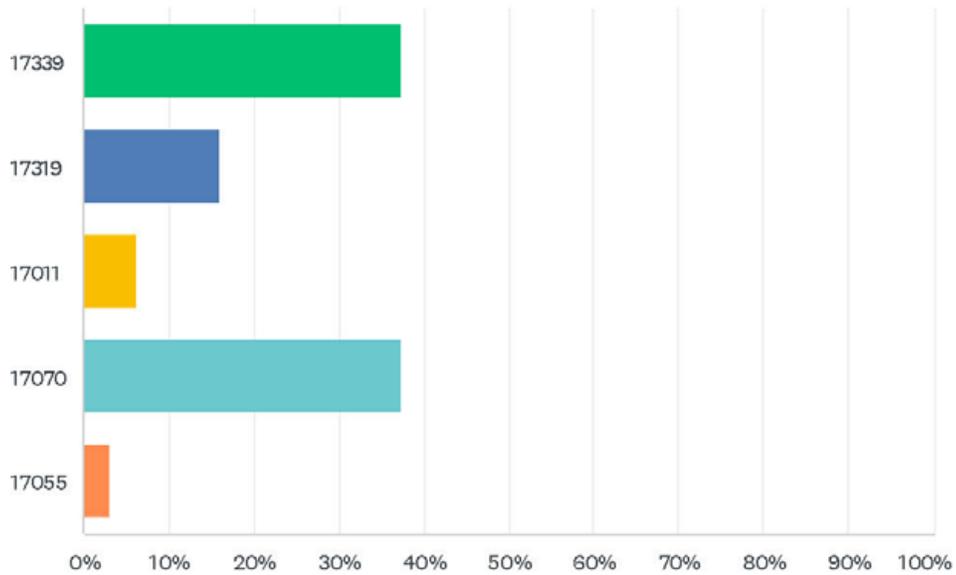
Answered: 299 Skipped: 1



ANSWER CHOICES	RESPONSES	
Hispanic or Latino or Spanish Origin of any race	1.34%	4
American Indian or Alaskan Native	0.00%	0
Asian	1.00%	3
Native Hawaiian or Other Pacific Islander	0.00%	0
Black or African American	0.33%	1
White	93.31%	279
Prefer not to respond	5.35%	16
Total Respondents: 299		

Q6 What is your zip code?

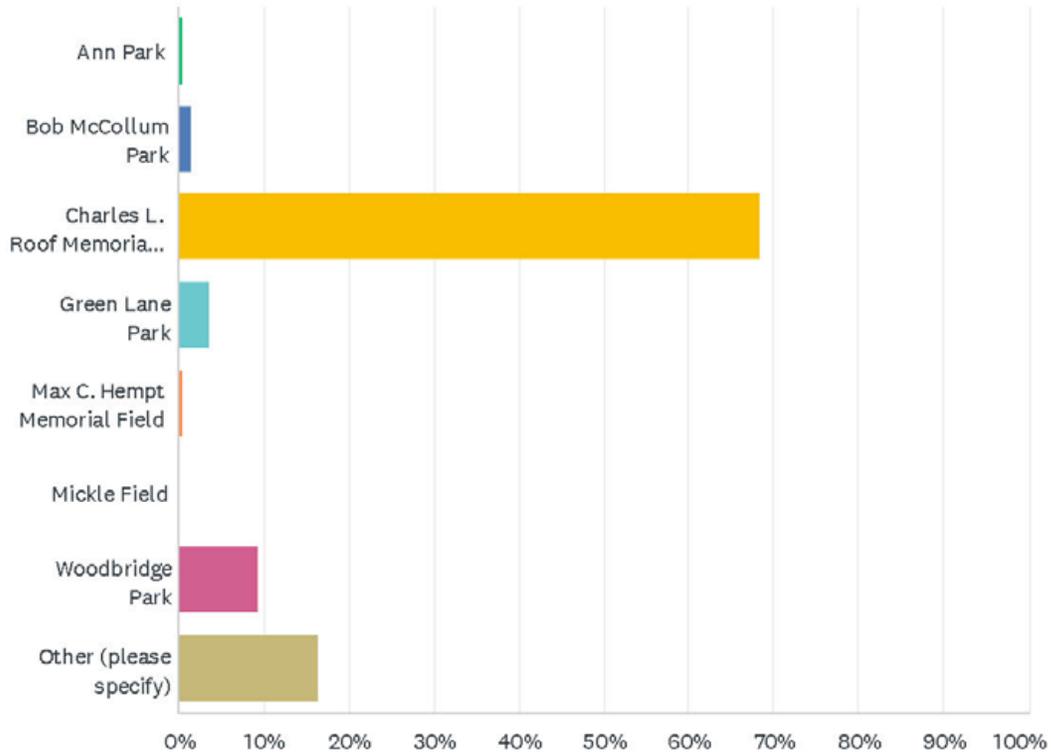
Answered: 294 Skipped: 6



ANSWER CHOICES	RESPONSES	
17339	37.41%	110
17319	15.99%	47
17011	6.12%	18
17070	37.41%	110
17055	3.06%	9
TOTAL		294

Q7 Please select the park you visit the most to answer question 2-3 (next two questions).

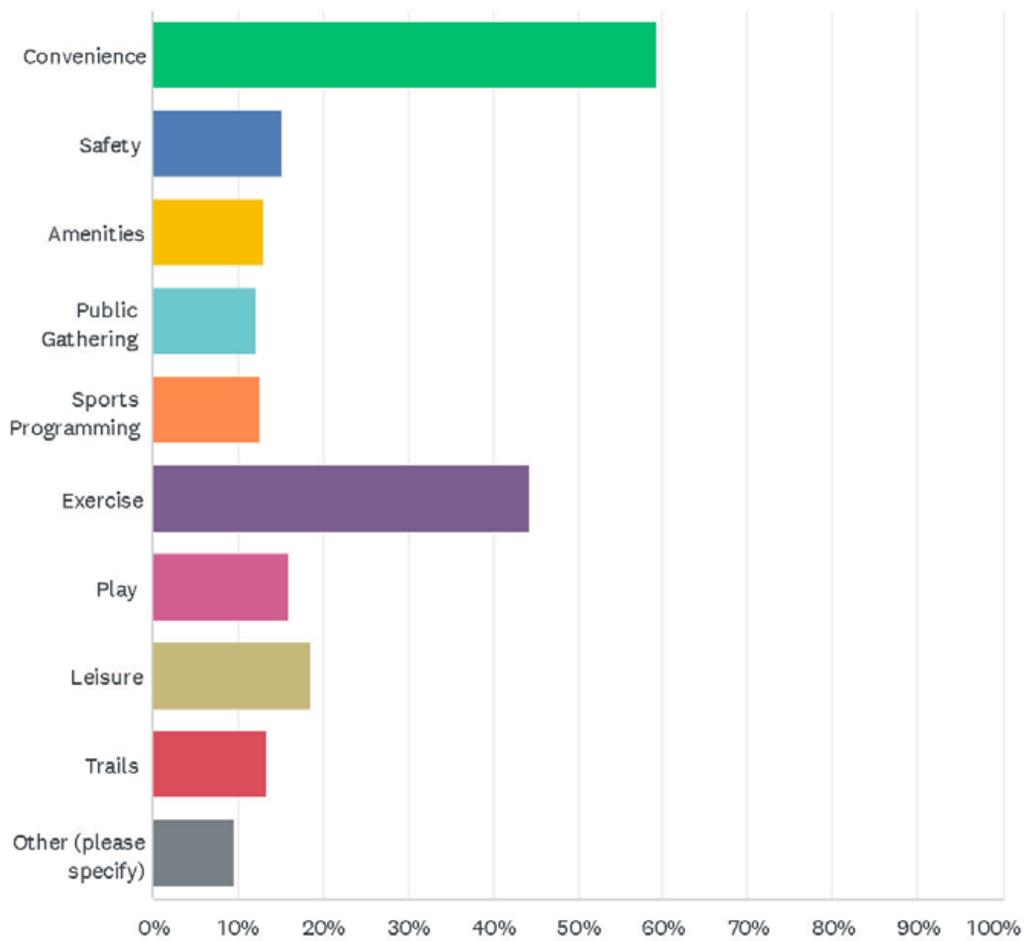
Answered: 279 Skipped: 21



ANSWER CHOICES	RESPONSES
Ann Park	0.36% 1
Bob McCollum Park	1.43% 4
Charles L. Roof Memorial Park	68.46% 191
Green Lane Park	3.58% 10
Max C. Hempt Memorial Field	0.36% 1
Mickle Field	0.00% 0
Woodbridge Park	9.32% 26
Other (please specify)	16.49% 46
TOTAL	279

Q8 Why do you visit this park the most? (Select all that apply)

Answered: 270 Skipped: 30



Fairview Township Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Convenience	59.26%	160
Safety	15.19%	41
Amenities	12.96%	35
Public Gathering	12.22%	33
Sports Programming	12.59%	34
Exercise	44.44%	120
Play	15.93%	43
Leisure	18.52%	50
Trails	13.33%	36
Other (please specify)	9.63%	26
Total Respondents: 270		

Q9 How do you feel the maintenance is at this park? (Scale 1-5 least to most satisfied)

Answered: 259 Skipped: 41

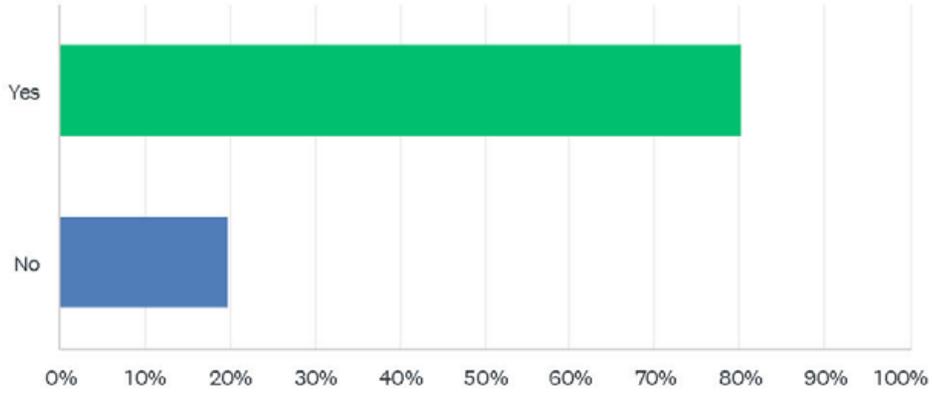
4.4★
average rating



	LEAST SATISFIED	(NO LABEL)	(NO LABEL)	(NO LABEL)	MOST SATISFIED	TOTAL	WEIGHTED AVERAGE
☆	0.77%	2.32%	8.88%	36.29%	51.74%		
	2	6	23	94	134	259	4.36

Q10 Do you feel like the Township is investing adequately and properly in its parks and recreation assets and resources?

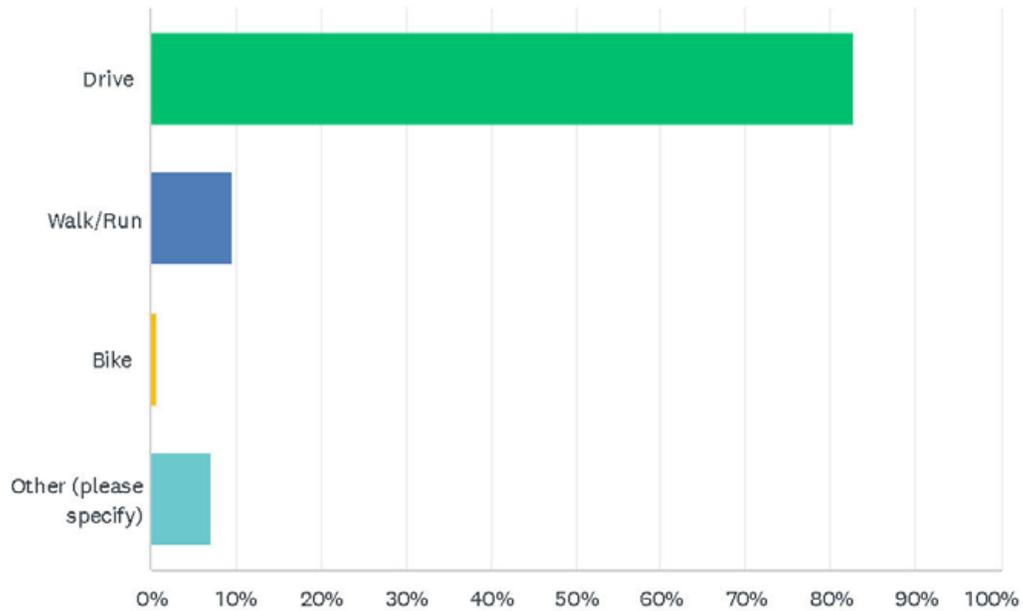
Answered: 278 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	80.22%	223
No	19.78%	55
TOTAL		278

Q11 How do you get to Fairview Township Parks? Select all that apply

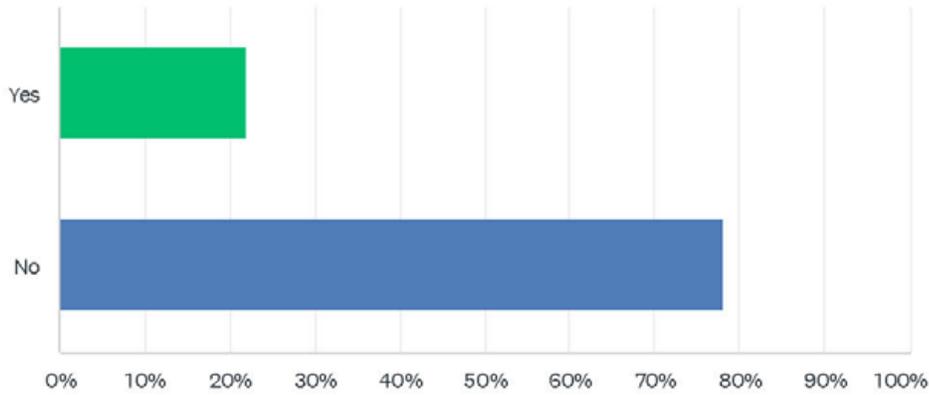
Answered: 283 Skipped: 17



ANSWER CHOICES	RESPONSES	
Drive	82.69%	234
Walk/Run	9.54%	27
Bike	0.71%	2
Other (please specify)	7.07%	20
TOTAL		283

Q12 Do you or anyone in your household currently utilize any of the Township's Parks and Recreation Programming (West Shore Recreation Commission)?

Answered: 295 Skipped: 5



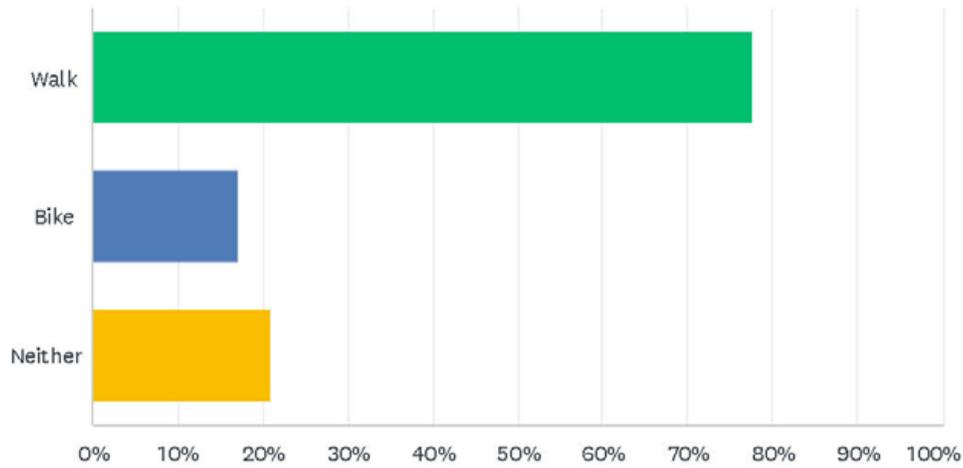
ANSWER CHOICES	RESPONSES
Yes	22.03% 65
No	77.97% 230
TOTAL	295

Q13 If you or someone in your household participates in West Shore Recreation Commission programs, what programs are they?

Answered: 70 Skipped: 230

Q14 Do you walk or bike in Fairview Township? (Check one or multiple)

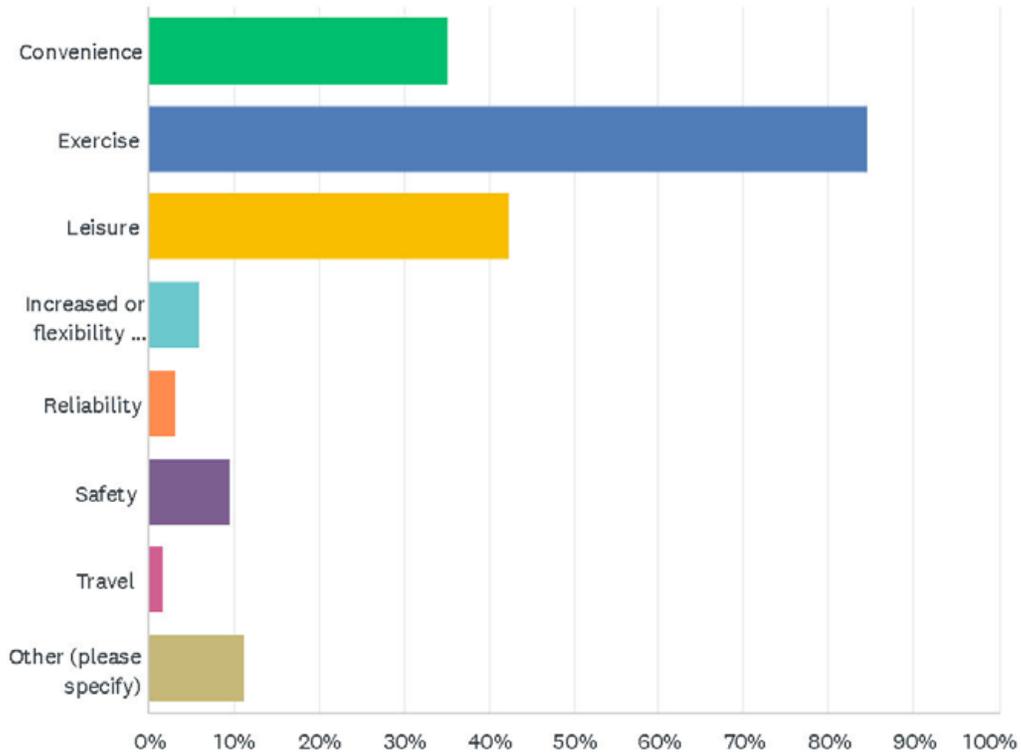
Answered: 298 Skipped: 2



ANSWER CHOICES	RESPONSES
Walk	77.52% 231
Bike	17.11% 51
Neither	20.81% 62
Total Respondents: 298	

Q15 Why do you walk or bike in Fairview Township? (Please select your top three)

Answered: 248 Skipped: 52

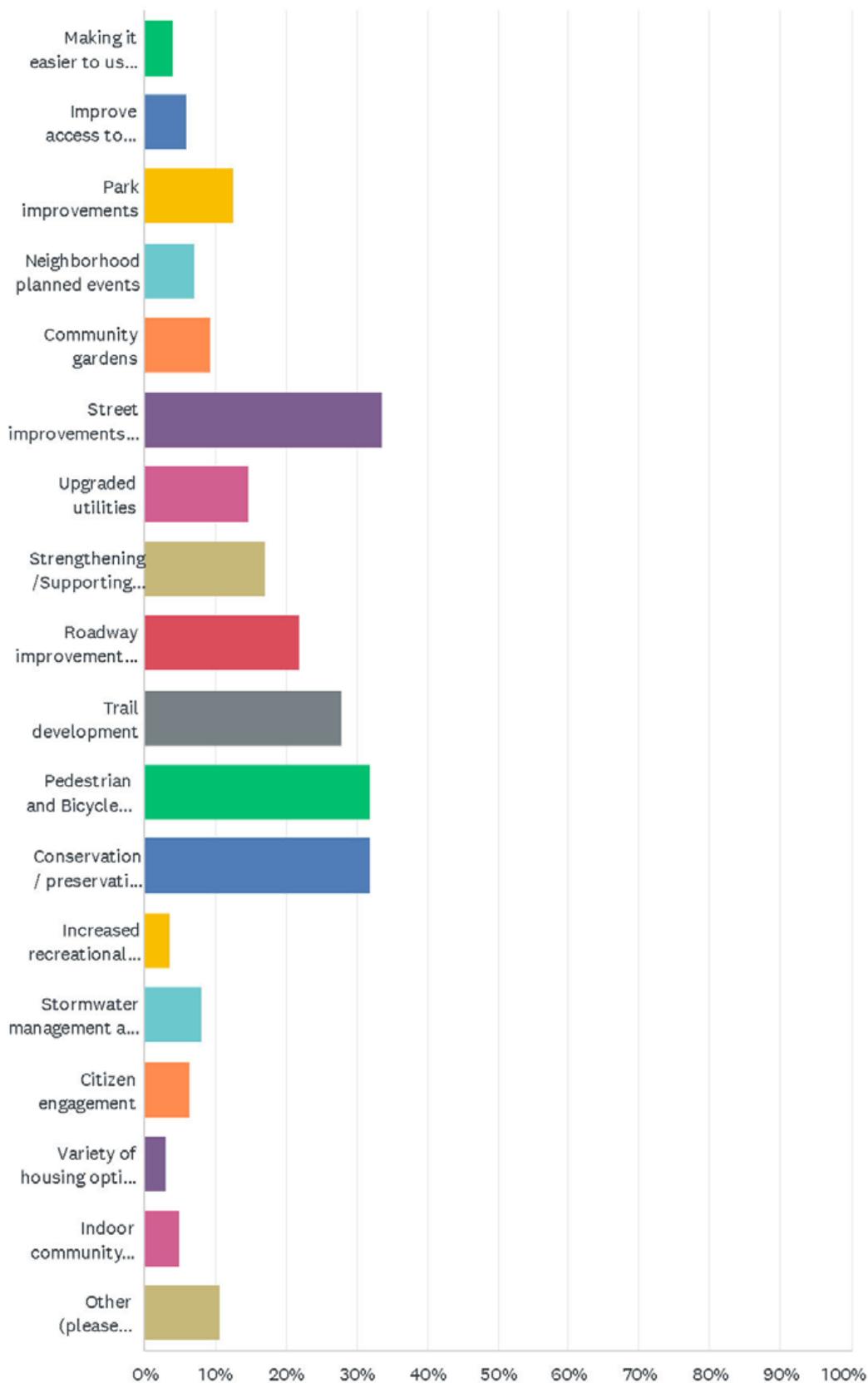


ANSWER CHOICES	RESPONSES	
Convenience	35.08%	87
Exercise	84.68%	210
Leisure	42.34%	105
Increased or flexibility of time	6.05%	15
Reliability	3.23%	8
Safety	9.68%	24
Travel	1.61%	4
Other (please specify)	11.29%	28
Total Respondents: 248		

Q16 What should be the top priority in improving your community? (Please select your top three)

Answered: 300 Skipped: 0

Fairview Township Comprehensive Plan

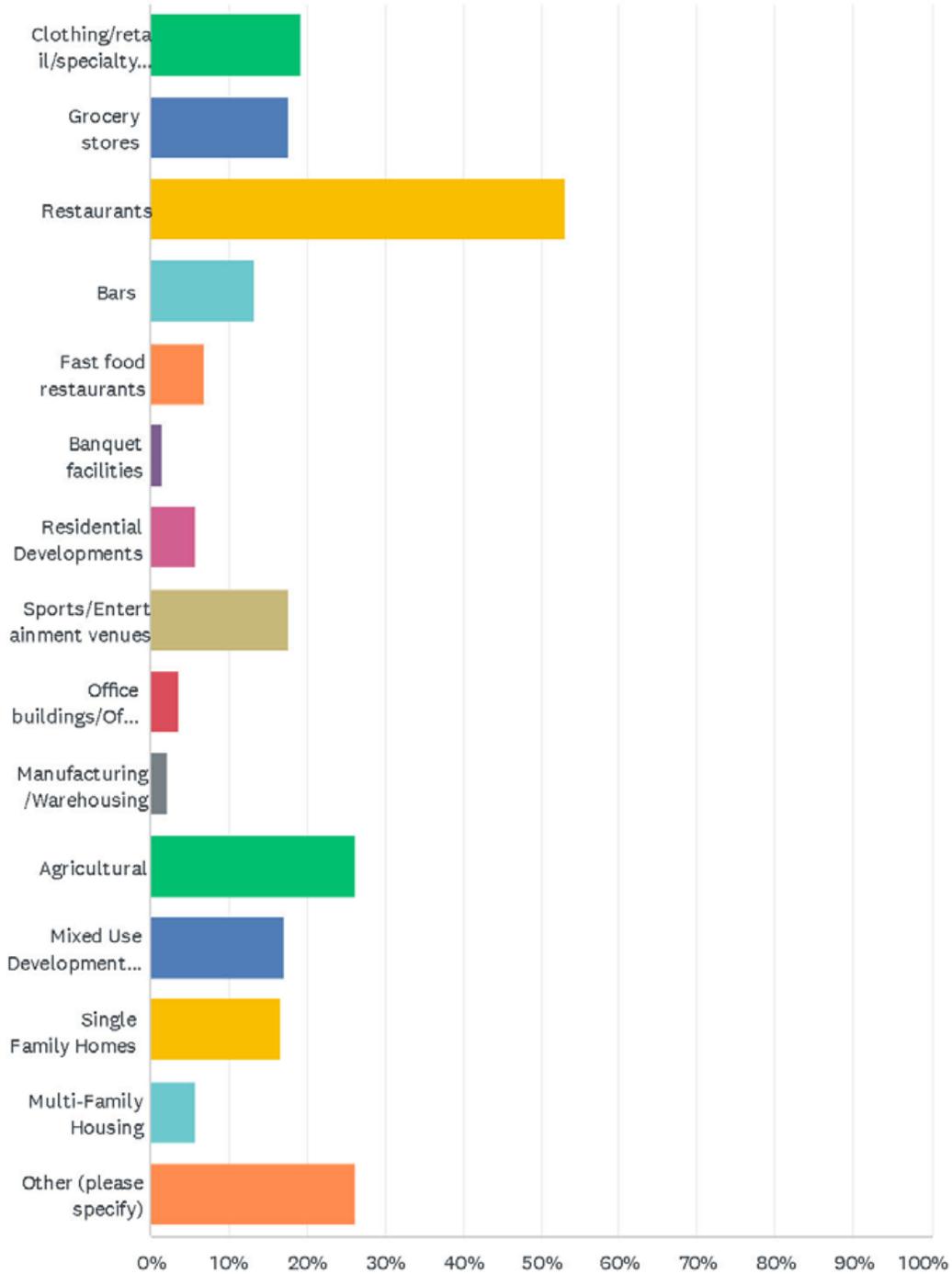


Fairview Township Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Making it easier to use the bus	4.00%	12
Improve access to essential needs	6.00%	18
Park improvements	12.67%	38
Neighborhood planned events	7.00%	21
Community gardens	9.33%	28
Street improvements to improve safety and mobility	33.67%	101
Upgraded utilities	14.67%	44
Strengthening/Supporting local businesses	17.00%	51
Roadway improvement projects	22.00%	66
Trail development	28.00%	84
Pedestrian and Bicycle infrastructure (sidewalks, trails, bike lanes, etc.)	32.00%	96
Conservation / preservation efforts	32.00%	96
Increased recreational programming	3.67%	11
Stormwater management and flooding improvements	8.00%	24
Citizen engagement	6.33%	19
Variety of housing options	3.00%	9
Indoor community spaces	5.00%	15
Other (please specify)	10.67%	32
Total Respondents: 300		

Q17 What type of developments would you like to see more of in the Township? (Please check all that apply.)

Answered: 282 Skipped: 18

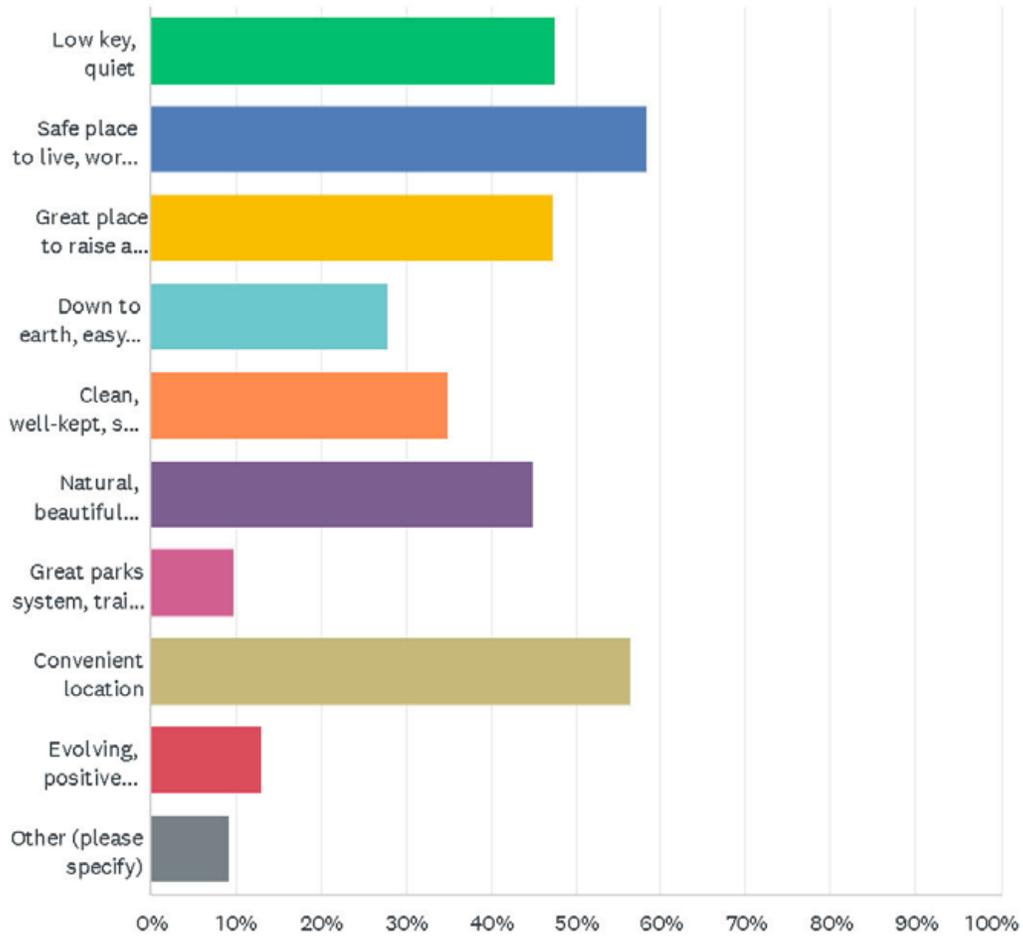


Fairview Township Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Clothing/retail/specialty stores	19.15%	54
Grocery stores	17.73%	50
Restaurants	53.19%	150
Bars	13.12%	37
Fast food restaurants	6.74%	19
Banquet facilities	1.42%	4
Residential Developments	5.67%	16
Sports/Entertainment venues	17.73%	50
Office buildings/Office parks	3.55%	10
Manufacturing/Warehousing	2.13%	6
Agricultural	26.24%	74
Mixed Use Development (Residential and Commercial)	17.02%	48
Single Family Homes	16.67%	47
Multi-Family Housing	5.67%	16
Other (please specify)	26.24%	74
Total Respondents: 282		

Q18 If you were going to describe Fairview Township in a few words or a phrase, what comes to mind? (Please check all that apply.)

Answered: 294 Skipped: 6

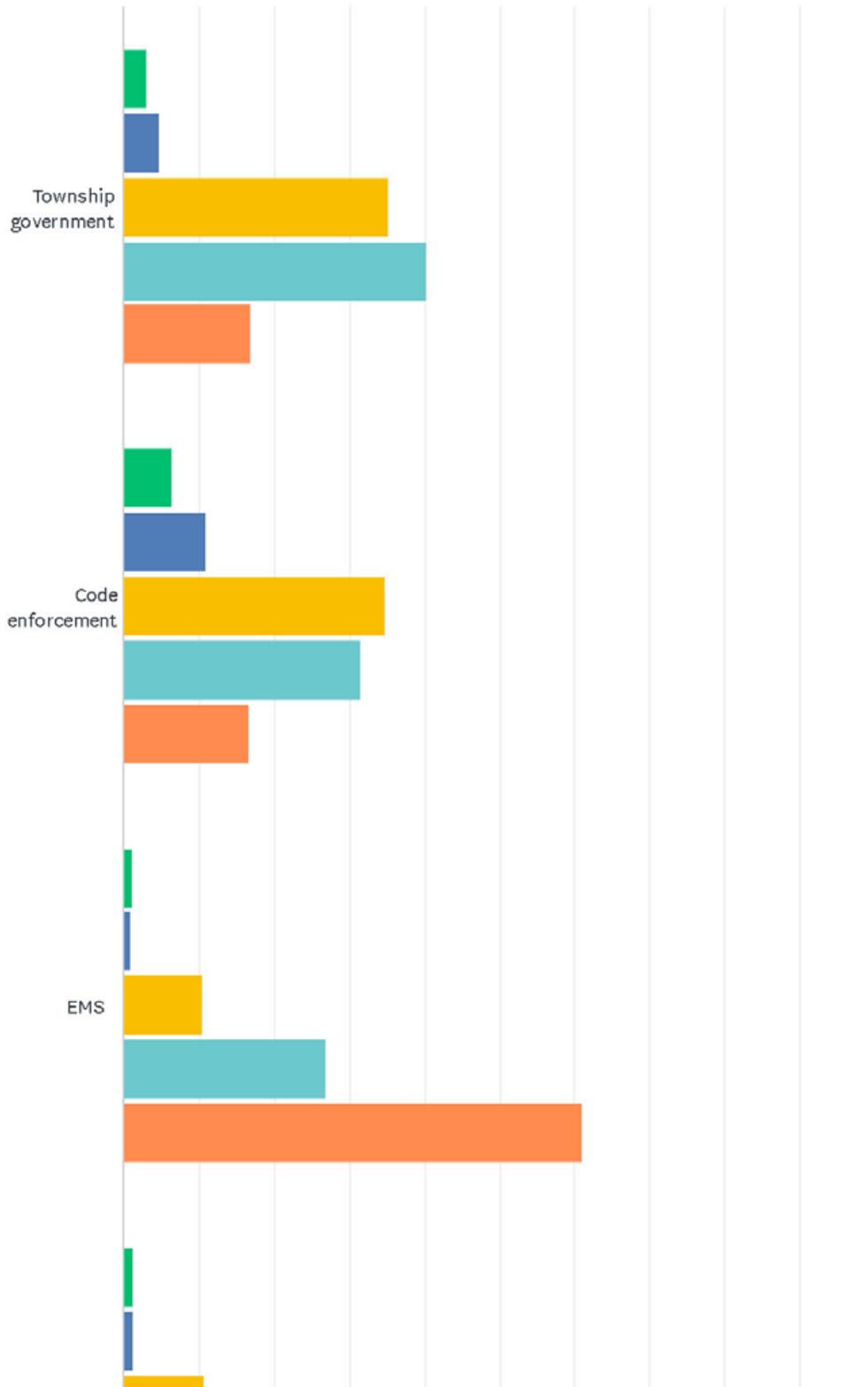


Fairview Township Comprehensive Plan

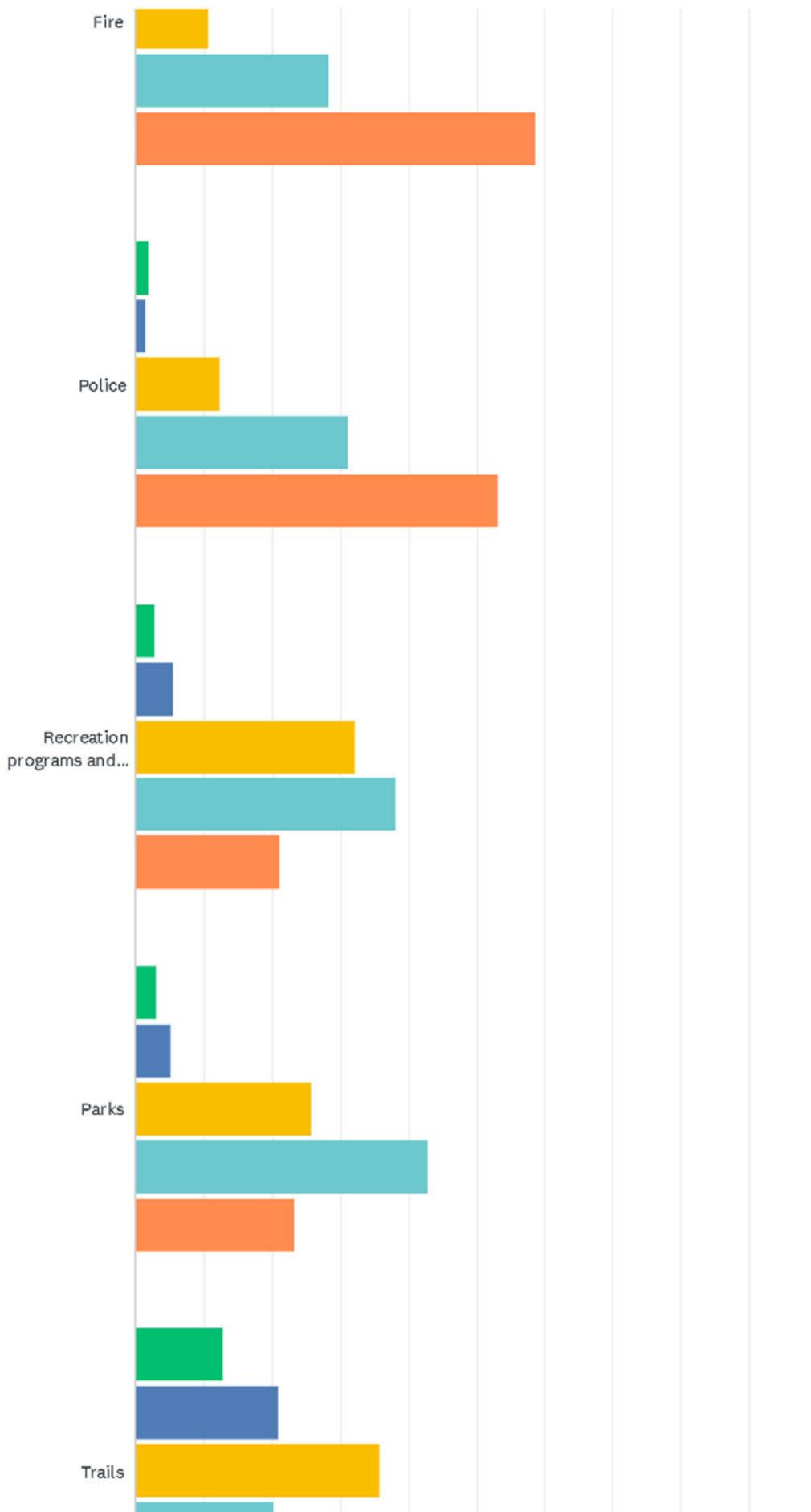
ANSWER CHOICES	RESPONSES	
Low key, quiet	47.62%	140
Safe place to live, work, and play	58.50%	172
Great place to raise a family	47.28%	139
Down to earth, easy going	27.89%	82
Clean, well-kept, safe	35.03%	103
Natural, beautiful surroundings	44.90%	132
Great parks system, trails, and recreation opportunities	9.86%	29
Convenient location	56.46%	166
Evolving, positive momentum, great potential	12.93%	38
Other (please specify)	9.18%	27
Total Respondents: 294		

Q19 What is your view on the quality of services in the Fairview Township community? Please rate each, with 1 being poor service and 5 being excellent service.

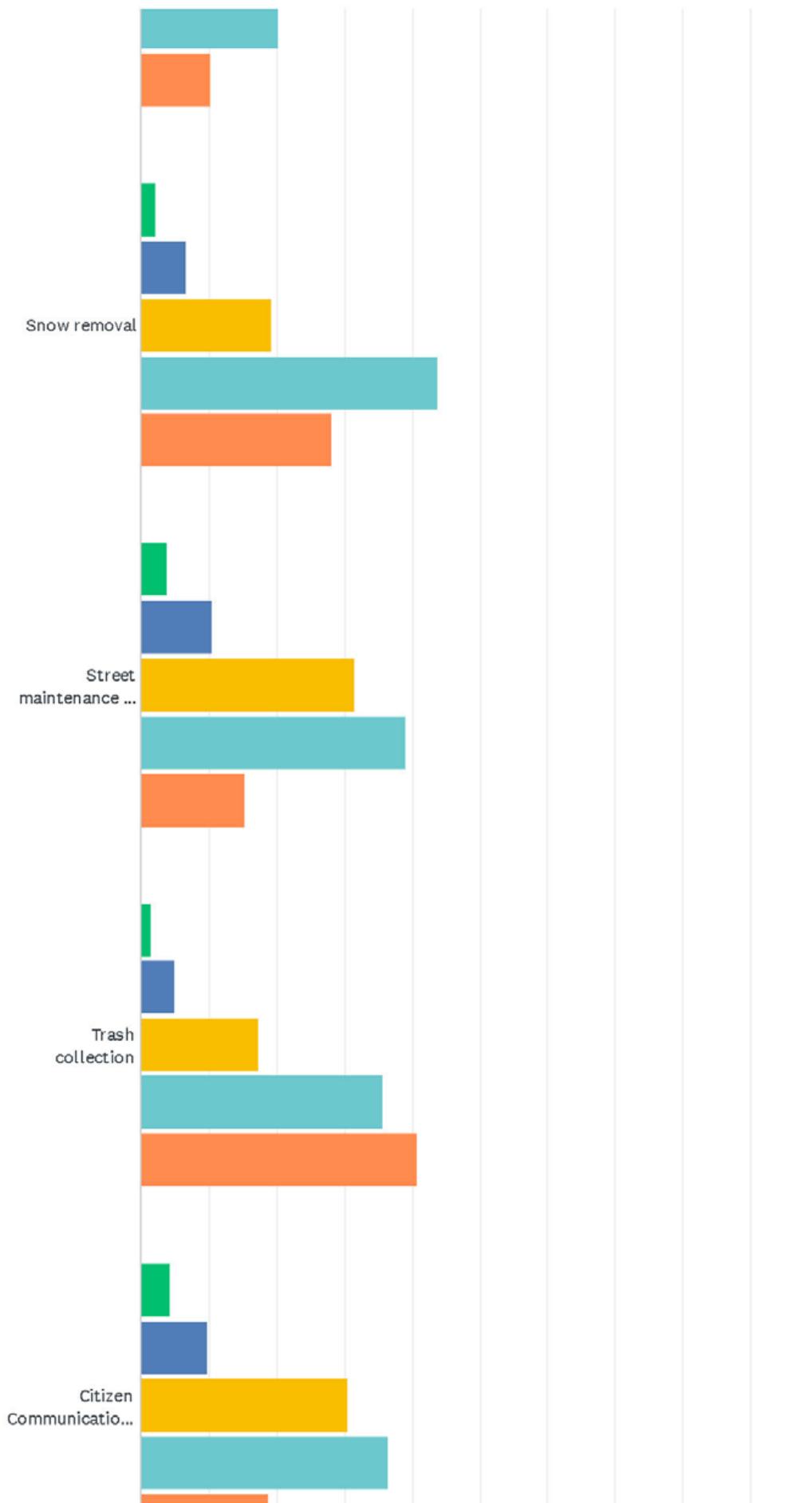
Answered: 290 Skipped: 10



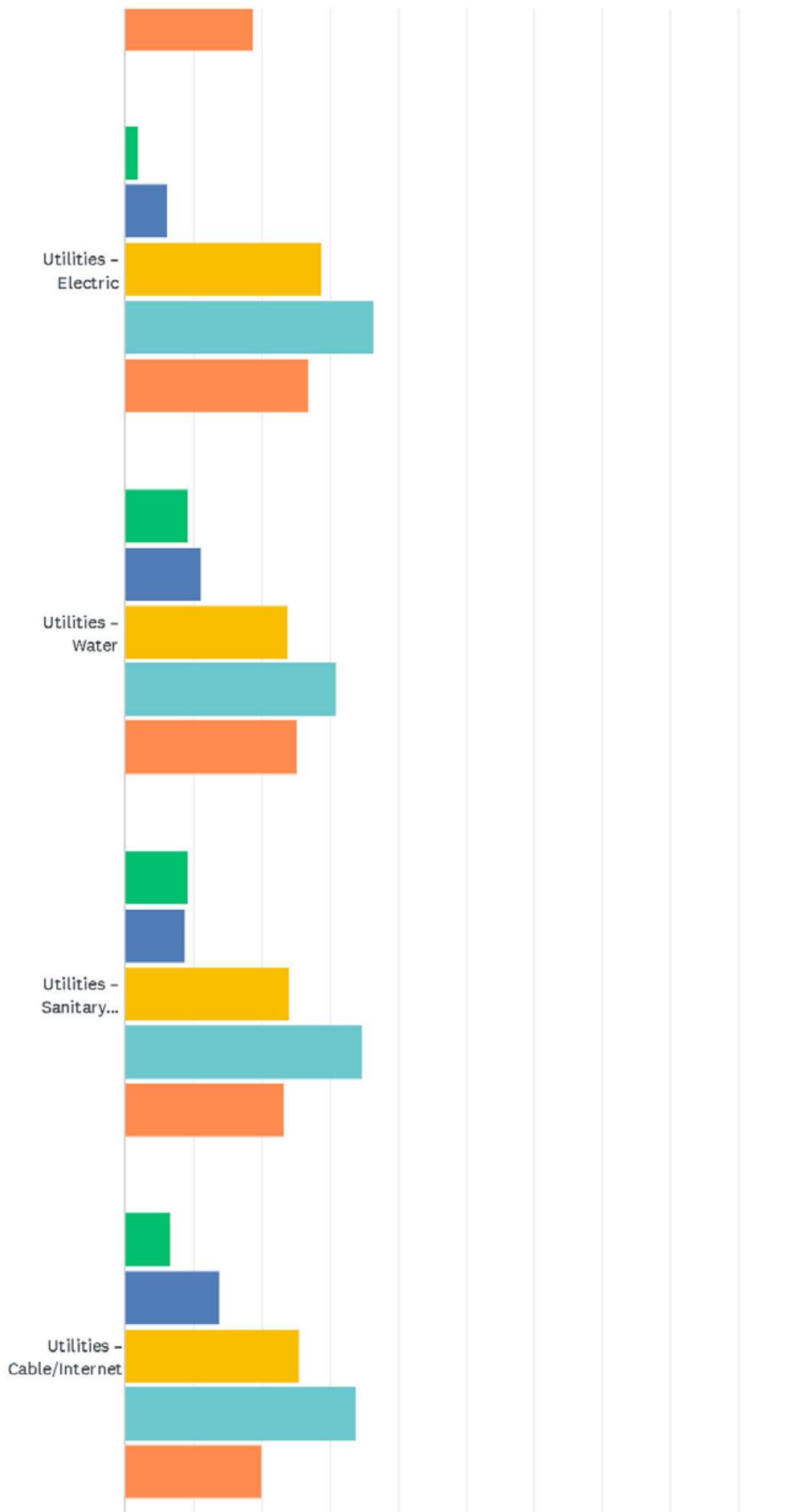
Fairview Township Comprehensive Plan



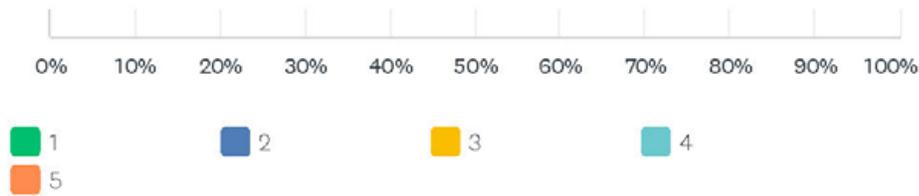
Fairview Township Comprehensive Plan



Fairview Township Comprehensive Plan



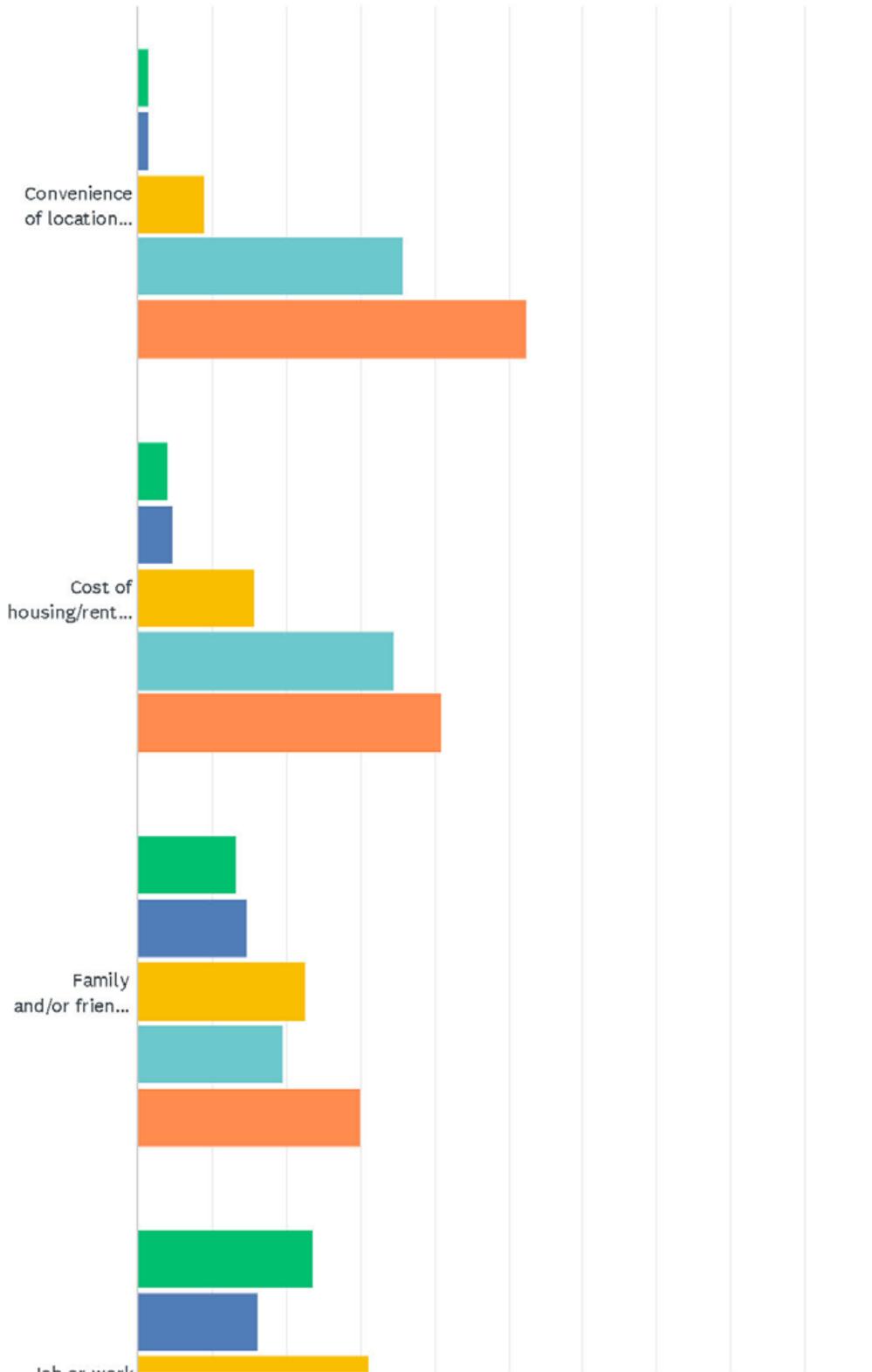
Fairview Township Comprehensive Plan



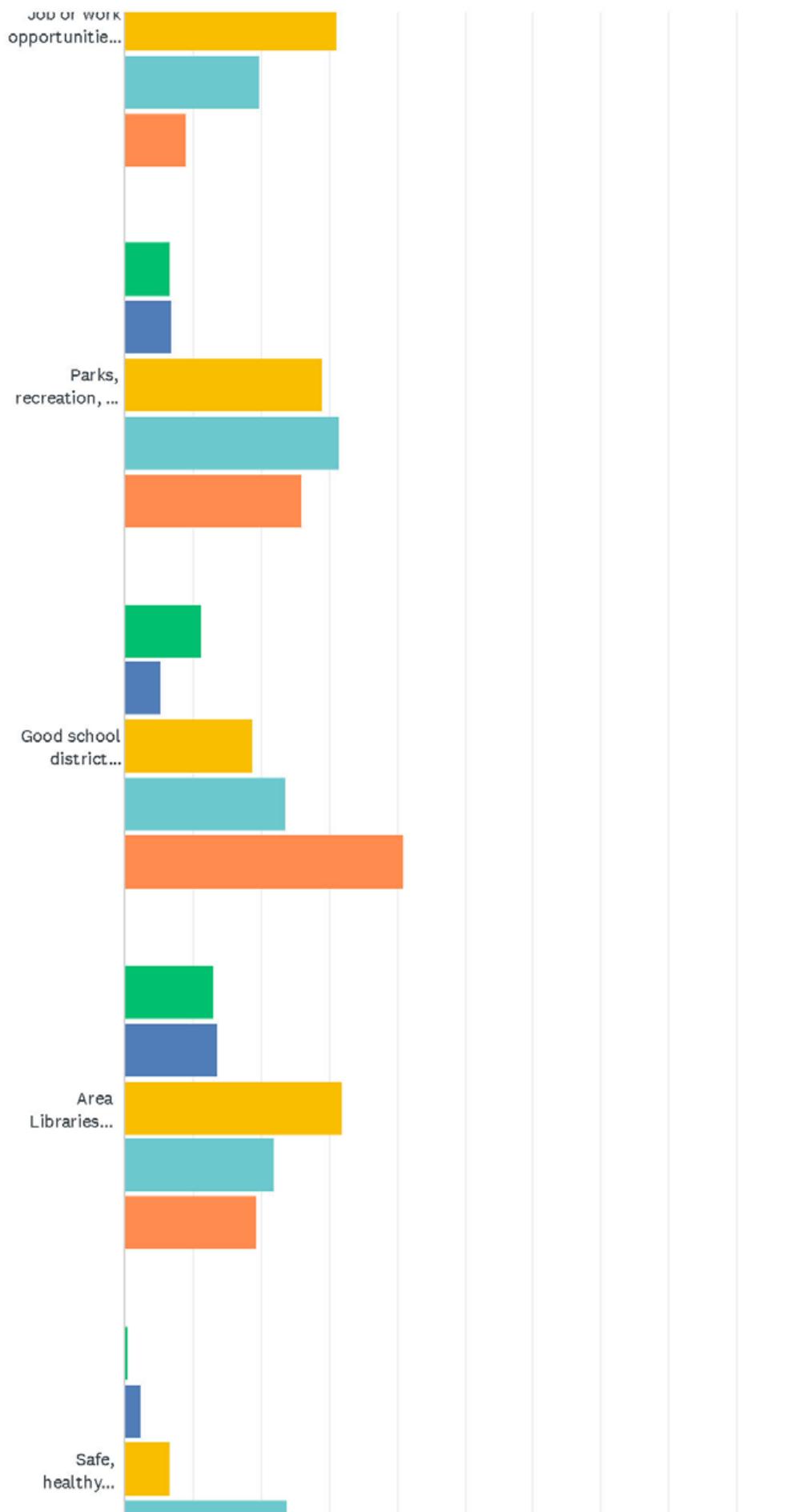
	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Township government	3.07% 8	4.60% 12	35.25% 92	40.23% 105	16.86% 44	261	3.63
Code enforcement	6.45% 16	10.89% 27	34.68% 86	31.45% 78	16.53% 41	248	3.41
EMS	1.15% 3	0.77% 2	10.34% 27	26.82% 70	60.92% 159	261	4.46
Fire	1.20% 3	1.20% 3	10.76% 27	28.29% 71	58.57% 147	251	4.42
Police	1.86% 5	1.49% 4	12.27% 33	31.23% 84	53.16% 143	269	4.32
Recreation programs and opportunities	2.79% 7	5.58% 14	32.27% 81	38.25% 96	21.12% 53	251	3.69
Parks	3.09% 8	5.02% 13	25.87% 67	42.86% 111	23.17% 60	259	3.78
Trails	12.76% 31	20.99% 51	35.80% 87	20.16% 49	10.29% 25	243	2.94
Snow removal	2.22% 6	6.67% 18	19.26% 52	43.70% 118	28.15% 76	270	3.89
Street maintenance and repair	3.75% 10	10.49% 28	31.46% 84	38.95% 104	15.36% 41	267	3.52
Trash collection	1.41% 4	4.95% 14	17.31% 49	35.69% 101	40.64% 115	283	4.09
Citizen Communications/Website/Social Media	4.31% 11	9.80% 25	30.59% 78	36.47% 93	18.82% 48	255	3.56
Utilities – Electric	1.92% 5	6.13% 16	28.74% 75	36.40% 95	26.82% 70	261	3.80
Utilities – Water	9.25% 21	11.01% 25	23.79% 54	30.84% 70	25.11% 57	227	3.52
Utilities – Sanitary Sewer	9.21% 21	8.77% 20	24.12% 55	34.65% 79	23.25% 53	228	3.54
Utilities – Cable/Internet	6.56% 17	13.90% 36	25.48% 66	33.98% 88	20.08% 52	259	3.47

Q20 How important are each of these aspects of your community to you today living in Fairview Township? Please rate the importance of each, with 1 being not important and 5 being very important.

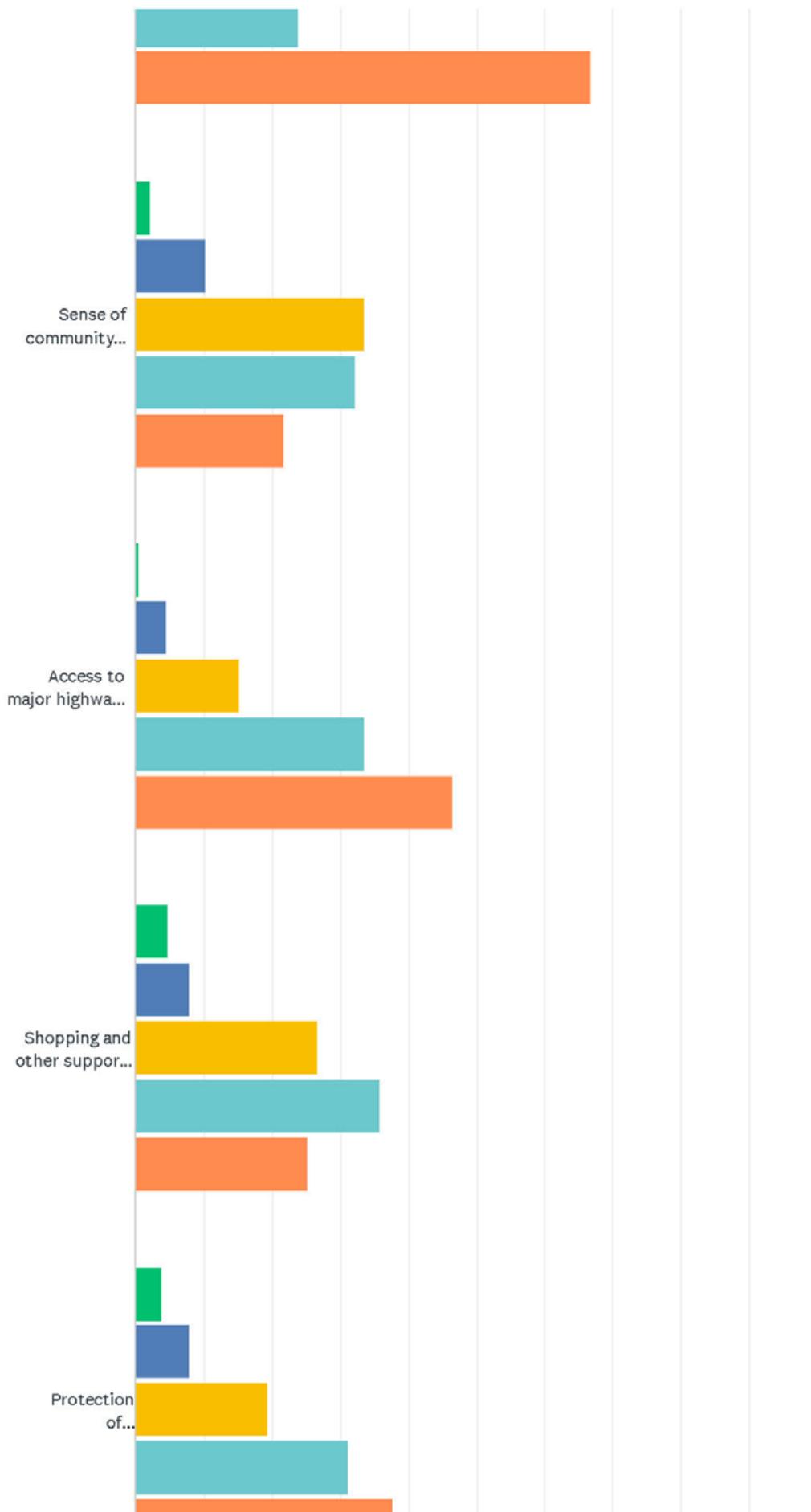
Answered: 292 Skipped: 8



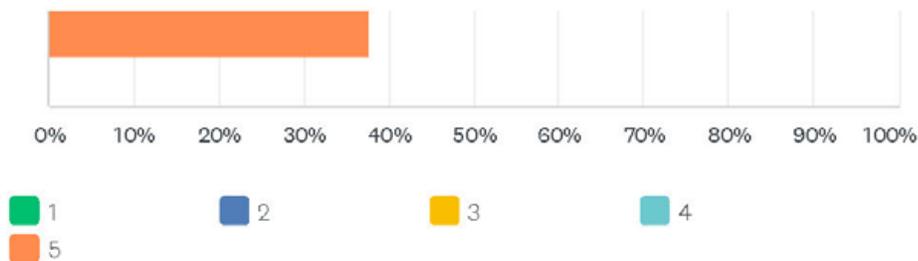
Fairview Township Comprehensive Plan



Fairview Township Comprehensive Plan



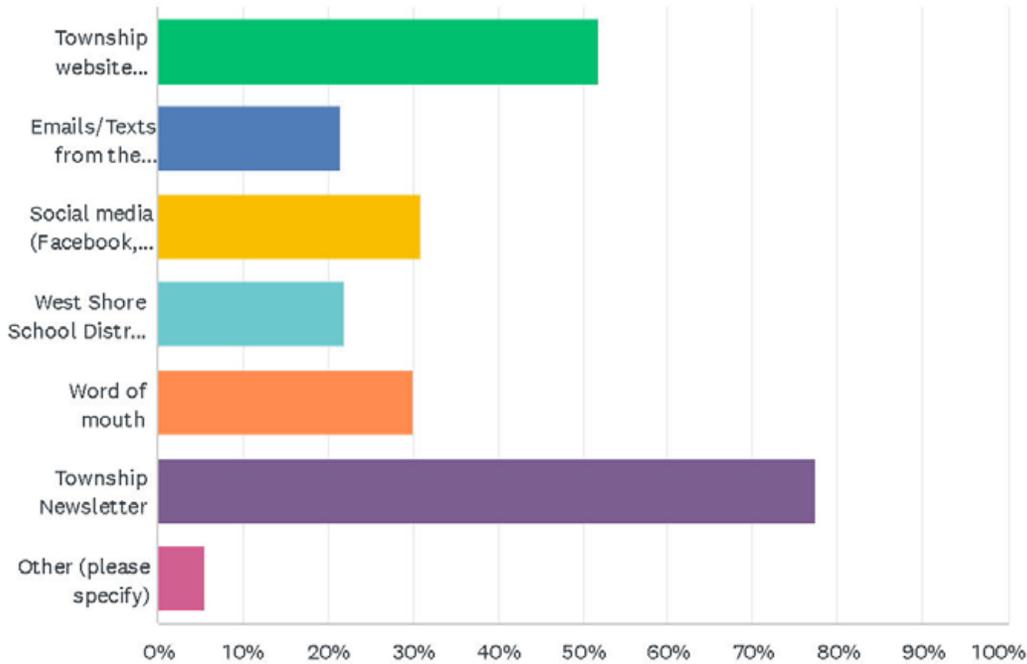
Fairview Township Comprehensive Plan



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Convenience of location	1.42% 4	1.42% 4	8.87% 25	35.82% 101	52.48% 148	282	4.37
Cost of housing/rent	3.96% 11	4.68% 13	15.83% 44	34.53% 96	41.01% 114	278	4.04
Family and/or friends are here	13.21% 37	14.64% 41	22.50% 63	19.64% 55	30.00% 84	280	3.39
Job or work opportunities	23.68% 63	16.17% 43	31.20% 83	19.92% 53	9.02% 24	266	2.74
Parks, recreation, and trail amenities	6.52% 18	6.88% 19	28.99% 80	31.52% 87	26.09% 72	276	3.64
Good school district	11.31% 32	5.30% 15	18.73% 53	23.67% 67	40.99% 116	283	3.78
Area Libraries	12.95% 36	13.67% 38	32.01% 89	21.94% 61	19.42% 54	278	3.21
Safe, healthy community to live in	0.35% 1	2.45% 7	6.64% 19	23.78% 68	66.78% 191	286	4.54
Sense of community	2.21% 6	10.33% 28	33.58% 91	32.10% 87	21.77% 59	271	3.61
Access to major highways	0.35% 1	4.58% 13	15.14% 43	33.45% 95	46.48% 132	284	4.21
Shopping and other support services that I need are local/convenient	4.61% 13	7.80% 22	26.60% 75	35.82% 101	25.18% 71	282	3.69
Protection of environmental resources (i.e. riparian buffers, wetlands)	3.94% 11	7.89% 22	19.35% 54	31.18% 87	37.63% 105	279	3.91

Q21 Where do you typically find information on events and happenings in the Township? Please check all that apply.

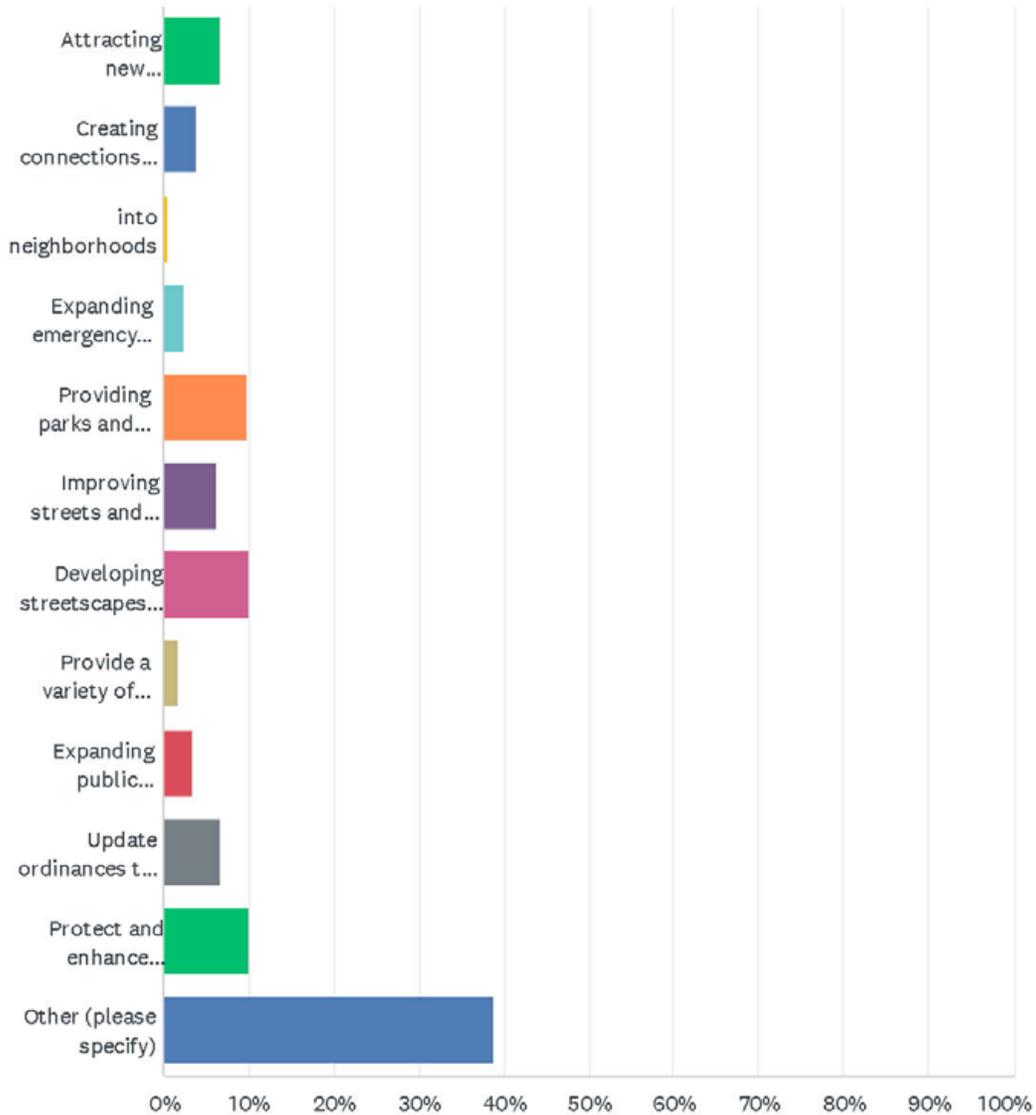
Answered: 292 Skipped: 8



ANSWER CHOICES	RESPONSES	
Township website (https://twp.fairview.pa.us/)	51.71%	151
Emails/Texts from the Township	21.58%	63
Social media (Facebook, Instagram, Twitter, etc.)	30.82%	90
West Shore School District	21.92%	64
Word of mouth	30.14%	88
Township Newsletter	77.40%	226
Other (please specify)	5.48%	16
Total Respondents: 292		

Q22 Over the next 5-10 years, what do you think Fairview Township's focus should be?

Answered: 288 Skipped: 12



Fairview Township Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Attracting new businesses/employers	6.60%	19
Creating connections from existing trails into neighborhoods	3.82%	11
Expanding emergency services	0.35%	1
Expanding public water/sewer infrastructure	2.43%	7
Providing parks and trails that meet the community's needs and desires	9.72%	28
Improving streets and roads	6.25%	18
Developing streetscapes and corridor enhancements for pedestrians and bicyclists	10.07%	29
Provide a variety of different housing options	1.74%	5
Expanding public water/sewer infrastructure	3.47%	10
Update ordinances to be consistent with the growth desires that stem from this plan	6.60%	19
Protect and enhance environmental resources (slopes, floodplains, creek buffers, and wetlands)	10.07%	29
Other (please specify)	38.89%	112
TOTAL		288

Q23 Is there anything else you'd like the Planning Team to be aware of moving forward with the Township's Comprehensive Plan?

Answered: 198 Skipped: 102

PUBLIC MEETINGS

ATTENDEES: 155 SIGNED-IN, ACTUAL NUMBER IS LIKELY HIGHER

March 27, 2024, 6:00 to 8:00pm at Fairview Township Fire Department, 340 Lewisberry Road

TABLE 1: LAND USE

Where should we focus redevelopment efforts? Where do you want new development to occur?

- Short term rentals
 - Do not want them in currently zoned residential areas but suggest they go in “residential other” or commercial.
 - 3 Air BnB’s for sale in development – 1 sold. Have lived on Acer Run for 26 years. Do not want short-term rentals, Air BnB’s, so that we can maintain the quality of life and do away with problems of police having to be called because people that rent are causing problems.
- So much congestion near RLHS. No more development without traffic control and noise reduction.
- Development around Fishing Creek/Old York Road – currently not able to handle increased traffic.
- Stop putting more cars and trucks on Cedar Road – already too many.
- Zoning map is incorrect – some pre-existing rural living developments are not identified as such, and the Timber Ridge area is sewered.
- Commercial growth should be along Old York Road from the airport to Newberry Commons.
- Use the I-83 corridor for commercial/retail use.
- Silver Lake – private – in bad shape, dam in bad shape as well.
- What exactly is “development”? Housing? Warehouses? Parks? All of the above?

TABLE 2: TRANSPORTATION

Connectivity – sidewalks, bike lanes, barriers; Intersections and roadways of concern

Street Map of Fairview Township

- Expand river/park access by Thorley Road.
- What are the plans for Fishing Creek Road? There are lots of accidents near schools.
- Fishing Creek Road needs sidewalks by the high school and middle school. (2)
- Slow speeders on Siddonsburg Road.
- The proposed bike path should have a circular route (Rosstown to Pinetown, to Lewisberry, to Siddonsburg). Color-coding could also be used to help riders identify sections of the path. (2)
- Lower the speed limit to 20 mph on Old Depot Road and add a sidewalk on the cemetery side.
- What is the plan for Green Lane Drive at Sprangler’s Mill?
- Route 114 shows a proposed bike lane. Is the road going to be widened? Need better shoulder. (2)
- Lewisberry Road speed limit and spatial concerns – safety, walkability, pulling out of driveway.
- Need marked crosswalks at Green Lane farms.
- Street Map of Fairview Township, Zoomed in on Northwest Section
- Need wider shoulders for bikes. Roads are dangerous.
- Raise manhole lids when paving.
- Use traditional paving, not tar and chip.
- Speeders on Evergreen Road. When 83 is backed up, vehicles use Evergreen Road. Need police presence to monitor speed. (2)
- Speeding between Meadow Drive and Yellow Bridge Drive on Green Lane Drive.
- Need a sidewalk between “GLF” (Green Lane and Forest?) and “GLM” (Green Lane and Meadow?)
- Messiah Village is planning on connecting sidewalks with the Buttonwood neighborhood.
- Clear the trees overhanging on Pleasant View Road.
- Need sidewalks connecting schools and neighborhoods – not sidewalks that go nowhere.

- A trail/shoulder connection to Roof Park on Rudytown Road and Lewisberry Road.
- Better visibility on Route 262.
- Only experienced bikers with front and back lights should be on these roadways.
- There should be a park/trail behind Juniper Drive (homes not built due to flooding, empty lots).
- Sheepford Road Bridge connection on Fairview side.

TABLE 3: PARK AMENITIES

Place tickets in jars to vote for amenities. Participants were permitted to vote using up to 4 tickets.

AMENITY	NUMBER
Bicycle, Walking, and Jogging Trails	80
Community Gardens	19
Nature Play	9
Inclusive and Accessible Amenities	5
Increased Access to Nature	56
Improvement of Existing Amenities	16
New Parks	28
Informal Gathering Spaces	7
Increased Recreation Programming	16
Increased Community Events	20
Indoor Recreation Center	23

Specific Amenities (identified on index cards)

- Community swimming pool. (3)
- Dog park. (7)
- Park that permits on-leash dog walking. (2)
- Access, parking, connections at Sheepford Road Bridge.
- Pedestrian trails/connections to Roof Park.
- Prioritize Mt. Zion Park.
- Less development –keep areas forested and undeveloped.
- Improve/pave roads to improve safety for walking and biking.
- Walking/bicycling paths.
- Meadows in parks and around the municipal building – anywhere there are expanses of grass. This helps the climate, pollinators, water drainage.
- Gardens.
- Pickleball courts.

TABLE 4: PARKING LOT

2035 Vision

In a word, phrase, or sentence describe Fairview Township.

- Great Township. Keep vision on the future. Let’s not go back in time w/restrictions that keep “some” people out.
- Would like to see a focus on housing for lower income, transitional, and emergency.
- A place that can straddle the line between senior living, recognizing the realities of the housing market, and offering young people access to housing. All while recognizing the natural resources and need to protect the climate.

- Allow development that is useful to residents – shopping, restaurants, grocery stores, home improvement store.
- Build behind 441 Lewisberry Rd being shut down? There should be a park there.
- Keep small town feel. Slow down development.
- Preserve farmland. (2)
- Preserve open space.
- No more townhouses!
- Keep commercial enterprises near 83.
- Against all plans to build rental units.
- No more warehouses.
- What type of housing? Section H?
- Keep development out of rural living zoned areas.
- Can access between neighborhoods be created on utility easement?
- Improve roads for bicycle safety - bike lanes or even just a small berm? (2)
- What is being done to handle the traffic on Lewisberry Rd.?
- Enforce speed limits.
- Infrastructure is in much need of safety improvements.
- Noise limits on cars and trucks – citations?
- Lagging in modern community trends – such as Walden and Arcona
- Would like to see cooperative agreements between Fairview and New Cumberland.
- Are my taxes going to go up?
- More native plant/natural areas.
- Restoration of trees in woodland to feed wildlife – this will keep them out of living areas. (2)
- What coordination does the township have with the airport? Seems like an untapped resource.
- In a word, phrase, or sentence describe your vision for Fairview Township.
- Growth. New, large businesses for professionals.
- Financial planning and land use. Let's capitalize on Rt.83 corridor for commercial development to expand tax revenues.
- Intensive, affordable housing. (3)
- Houses for first time homeowners. (2)
- More affordable lot development for single-family homes – not for developers or warehouses.
- Short-term housing (such as Air BnB) brings people that spend a higher proportion on goods and services while they are here.
- Who mandates the generation of a plan to include all housing level opportunities?
- Short-term rental should be banned or highly regulated. There are major issues with investors buying solely to rent short term. This leads to crime, noise, and no sense of community.
- No more warehouses – they make too much noise. Need noise buffers. (4)
- Stop changing zoning to allow warehouses and large apartment complexes.
- We moved here to get away from the suburbs. Limit new development and apartment buildings.
- Why have low-income housing around high value homes?
- We are attracting the wrong types of businesses – let's make this a community.
- How will the water table support multi-family housing?
- Prioritize natural resources that are people-friendly, climate-stable, with native plants, for a well thought out eco-system. Create meadows, community gardens, etc. (4)
- Cut down on expansive lawns that contribute nothing to our climate.
- Comprehensive inventory of natural resources – particularly wetlands and streams – identified for protection from development.
- Reduce mowing and enhance habitats by having grassy areas and native plants around schools. This can also be an educational opportunity to get youth involved in solutions to habitat/wildlife issues.
- Parks that you do not have to drive to.

- Bird watching is a popular hobby. There should be more opportunities for this in the Township.
- Better access to Yellow Breaches for recreation.
- Increase public trails that are safe for biking and walking. (3)
- Developers should not be permitted to clear trees prior to building unless it is necessary.
- Expand trails and open space.
- Address air pollution and outdoor burning.
- Warehouses, box stores, schools, should have solar panels, rather than placing the panels in open fields on “solar farms.” (3)
- Protection of wildlife corridors/land/water/rain runoff.
- Overdevelopment drives wildlife onto highways, kills people, raises insurance premiums.
- Allow single family residences on less than 1-acre to have chickens.
- Improved call service and broadband.
- Water – need to monitor seepage into aquifer from 3-mile island. Whose responsibility is this – state, county, township?
- Most of the township relies on single-family wells. Is this sustainable?
- Curb speeding on Evergreen that results from backups on 83 – need police enforcement.
- Better roads. (2)
- Need shoulders on the roads or berms for bike safety. (2)
- More sidewalks.
- Community swimming pool.
- Safe and peaceful.

TAKE AWAYS

This meeting had a great turn-out and, for the first time, we were able to hear multiple perspectives regarding development and housing. While there is a strong contingent against any type of housing that is not large-lot, single-family, there is also a counter-contingent in search of affordable, diverse housing options. Everyone is concerned about the traffic and road conditions - speeding cars, congestion at intersections, need for road shoulders, need for sidewalks – this is part of a larger discussion. There are environmental issues around invasive versus native plants (particularly as by-product of development), and the domino effect that impacts the greater ecosystem.

The greatest take away is that residents love Fairview Township – some to the extent that they do not want any change, and others who look forward to the Township’s evolution.

NATIONAL NIGHT OUT

FAIRVIEW TOWNSHIP NATIONAL NIGHT OUT

NATIONAL NIGHT OUT HIGHLIGHTS

August 1, 2023, at 5:00pm to 8:00pm and Online Feedback Forum

PARTICIPATION RESULTS:

- Roughly 80 survey flyers were handed out.
- 22 residents participated in the Vision Board activity.
- 5 residents participated in the Strength, Weaknesses, Opportunities, Threats activity.
- 22 residents participated in the Active Connectivity activity.

VISION BOARD ACTIVITY FEEDBACK:

- Crosswalk to Roof Park from houses across the street. x2
- Safe off road biking path.
- Connect New Cumberland and Harrisburg safely.
- End trailer parking in neighborhoods.
- Red light at Fishing Creek Road and Locust Road. intersection by Fairview Township Fire Department to prevent drivers from speeding through the intersection.
- More grocery stores.
- Lower moving violation fine.
- Stop light at Limekiln Rd. and Spanglers Mill Road intersection due to visibility issues causing drivers to turn at the intersection at high speeds causing accidents. x2
- Allow dogs at Roof Park.
- Dog walking paths.
- Walking path between Green Lane and Buttonwood developments.
- Keep rural, zoning rural, listen to resident's concerns.
- Fairview Township make native plants and zoning for natural landscapes a priority.
- Green/Open space between new/existing developments.
- Do not destroy farmland behind Bunker Hill Road.
- Promote the reservation of open space in the Township.
- Listen to residents' concerns on development. x2
- Keep some of the rural feel of the Township. x2

ACTIVE CONNECTIVITY FEEDBACK:

- Stop sign for the intersection at Fisher Rd. and Cornhill Rd.
- Trail from intermediate school to Roof Park.
- Intersection at Lewisberry Rd. and Stetler Rd. line of sight issue due to hill.
- I-76 and I-83 exists has sight issue when turning left because other drivers use right shoulder to turn right.
- Trail from Null Rd. to Roof Park.
- Intersection Steigerwalt Hollow Rd. and Iron Stone Rd. difficult for tractor trailers
- Fisher Creek/Locust Rd./ 83 Northbound ramp needs streetlights.
- Future lights should be smart/pre-emption.
- Valley Rd. and Beinhower Rd. intersection need stop light or four way stop sign.
- Old Stage Rd. and Old Forge Rd. intersection vertical sight issues.
- Nauvoo Rd. speed issues.
- Old Quaker Rd. and Heck Hill Rd. intersection sight issue.
- Iron Stone Rd. and Lewisberry Rd. intersection needs a four-way stop sign.
- Speed limit signs on Boeing Rd.
- Old Quaker Rd. and Potts Hill Rd. intersection blind turn.
- Mt. Zion Elementary School possible dog park site.
- Connect Harrisburg using old railroad by Marsh Run Dr.
- Need fresh lines painted for the parking in Fox Run.
- Todd Ct. has an issue with not having dedicated trailer parking and trailers are parked on the street.
- Sidewalks for roads leading to high school.
- Walkway/trail for soccer field behind middle school.
- Neighborhood connector sidewalk or trail for Equus Dr. to Pin Oak Dr.

STRENGTH, WEAKNESSES, OPPORTUNITIES, THREATS ACTIVITY FEEDBACK:

- Things the Township does well, qualities that make the Township unique, resources present, other assets in the Township.
 - Plentiful street signs
 - Excellent 4 color newsletter with lots of great information.
 - Wonderful compost/recycling facility. Such a community value and perk.
- Things the Township lacks, things other places do better or have that Fairview needs, other limitations present.
 - Streetlights in New Market area.

PLANNING COMPATIBILITY WITH NEIGHBORING MUNICIPALITIES

SECTION 301.(A)(5) OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE (MPC) REQUIRES COMPREHENSIVE PLAN TO INCLUDE “A STATEMENT INDICATING THAT THE EXISTING AND PROPOSED DEVELOPMENT OF THE MUNICIPALITY IS COMPATIBLE WITH THE EXISTING AND PROPOSED DEVELOPMENT AND PLANS IN CONTIGUOUS PORTIONS OF NEIGHBORING MUNICIPALITIES, OR A STATEMENT INDICATING MEASURES WHICH HAVE BEEN TAKEN TO PROVIDE BUFFERS OR OTHER TRANSITIONAL DEVICES BETWEEN DISPARATE USES, AND A STATEMENT INDICATING THAT THE EXISTING AND PROPOSED DEVELOPMENT OF THE MUNICIPALITY IS GENERALLY CONSISTENT WITH THE OBJECTIVES AND PLANS OF THE COUNTY COMPREHENSIVE PLAN.”

The following is a summary of planned future land use designations in the municipalities that surround Fairview Township:

Monaghan Township, York County

Monaghan Township borders Fairview Township’s western border. The border partially coincides with Stony Run. The Monaghan Township Comprehensive Plan designates all the land that borders Fairview Township as Conservation. The planning objective is to preserve and protect the Township’s rural lands and natural areas. Residential development is to be permitted at a density of one unit per three acres or greater. This is consistent with the Future Land Use and Designated Growth Area plan map in the Fairview Township Comprehensive Plan which includes most of the western part of the Township in the Rural Living land use designation.

Warrington Township, York County

Warrington Township borders Fairview Township to the southwest. The Warrington Township Comprehensive Plan, adopted 2006, amended 2009, 2012, 2022, The land use designation for the portion of Warrington Township that borders Fairview Township is Conservation.

The Warrington Township Comprehensive Plan states that the Conservation Zone seeks to “...protect these important and sensitive features. Here the permitted uses and base densities should preserve rural character and new uses and developments should reflect the limited carrying capacity of the landscape and an absence of public utilities and facilities. “Similar to the future land use planning for Monaghan Township, this designation is consistent with the Rural Living designation in the Fairview Township Comprehensive Plan.

Conewago Township, York County

Conewago Township borders Fairview Township to the south with the border being Conewago Creek. The existing comprehensive plan for Conewago Township was adopted in 2008 but is currently being updated as part of a multi-municipal comprehensive plan with Manchester Township and North York Borough. The draft Conewago Township, Manchester Township, and North York Borough Comprehensive Plan's Future Land Use and Designated Growth Areas Map designates all the area that borders Fairview Township and is west of I-83 as Open Space Residential. This is consistent with the Fairview Township Comprehensive Plan which plans for Rural Living in this area. The area east of I-83 in the multi-municipal comprehensive plan is planned for Agricultural/Residential use, which is generally a low-density rural residential plan designation. This is generally consistent with Residential-Single Family and Rural Living plan designations in Fairview Township. It is inconsistent with the higher-density Residential Mixed Use and Commercial Business land use designations in Fairview Township that are located adjacent to I-83.

Lower Allen Township, Cumberland County

Lower Allen Township borders Fairview Township to the north with the border comprising Yellow Breeches Park. The Lower Allen Township Comprehensive Plan (2018) identifies the portion of Lower Allen Township that borders Fairview Township as the Lisburn Road Study Area. The Plan for this Area is to "Promote a balance of open space preservation and the development and redevelopment of commercial and industrial areas in this Study Area." The Study Area is generally consistent with the Fairview Township Comprehensive Plan in that it includes a major residential development, Arcona, that is consistent with the planned residential development in the northern part of Fairview Township.

Swatara Township, Dauphin County

Swatara Township includes a portion of the Susquehanna River that borders Fairview Township to the east. The Swatara Rising 2025 Municipal Comprehensive Plan Update (2019) does not include a Future Land Use Map.

Lower Swatara Township, Dauphin County

Lower Swatara Township also includes a portion of the Susquehanna River that borders Fairview Township to the east. The Future Land Use Plan map in the Update to the Lower Swatara Township Comprehensive Plan (2017) designates the Susquehanna River as Water, and the area bordering the Susquehanna River as Airport Industrial and Light Industrial reflecting the existence of Harrisburg Industrial Airport and adjacent industrial uses.